



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 30, 2023 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, August 30, 2023**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Michael Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Bradley Farrar

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/88262735265>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 882 6273 5265

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. Consider Recommendation of Approval to Amend Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.
2. Consider Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.
3. Consider Recommendation of Approval to Amend Title 10.02.110 Enforcement, Ordinance-O-2023-33.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Consider Approval of Sign Permit Application for Land Development Solutions, LLC.
5. Consider Recommendation of Approval for Preliminary Plat Application for Crimson Peaks subdivision. Agent: Travis Holm, Scout Holm.
*Tabled from August 2, 2023 Planning Commission Meeting.
6. Consider Recommendation of Approval for Preliminary Plat Application for West Temple Village Subdivision. Owner: Holm House LLC -Travis Holm, Agent: Matt Loo.
*Tabled from August 2, 2023 Planning Commission Meeting.
7. Consider Recommendation of Approval to Amend Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.
8. Consider Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.
9. Consider Recommendation of Approval to Amend Title 10.02.110 Enforcement, Ordinance-O-2023-33.

APPROVAL OF MINUTES

10. Minutes: August 2, 2023.

ADJOURNMENT

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

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

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



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

Free Standing Fee: \$100.00
Monument Fee: \$100.00
Temporary Sign: N/A
Wall Sign: N/A

Item 4.

SIGN PERMIT APPLICATION

Applications May Take Up To 45 Days for Approval Process if Planning Commission Decision is Needed

Business Name: LAND DEVELOPMENT SOLUTIONS LLC		Phone: [REDACTED]
Address: [REDACTED]		Email: [REDACTED]
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]
Owner: LAND DEVELOPMENT SOLUTIONS, LLC		Phone: [REDACTED]
Address/Location of Property: Apple Valley, UT		Parcel ID: AV-1378-Q
Zone District:		Business License #:

CONTRACTORS

Sign Contractor RAINBOW SIGNS		Utah State Contractor's License #: 290765-5551
Phone #: 435-628-5107	Email:	Utah Municipality Contractor's License #
Mailing Address:	181 Riverside Drive	City/State/Zip St George, UT 84790
Electrical Contractor		Utah State Contractor's License #:
Phone #:	Email:	Utah Municipality Contractor's License #
Mailing Address:		City/State/Zip
Contractor		Utah State Contractor's License #:
Phone #:	Email:	Utah Municipality Contractor's License #
Mailing Address:		City/State/Zip

SIGN(S) TYPE

☐ Temporary ☐ Permanent ☒ Both ☒ New Sign ☐ Free Standing
☐ Modification ☐ Monument ☐ Wall ☐ Other _____

CERTIFICATION

This is to certify that I have read Apple Valley Land Use Code Title 10, Chapter 22 Signs and agree to abide by the rules and regulations set forth in this chapter.

Signature of Applicant Pat Melfi	Date 7/27/23
Name of Applicant (please print) LAND DEVELOPMENT SOLUTIONS LLC 7/25/23	
 Name of Contractor (please print)	Date
Signature of Property Owner (if different than business owner)	Date
Name of Property Owner (please print) LAND DEVELOPMENT SOLUTIONS LLC	

Official Use Only PERMIT #:	Amount Paid: \$100.00	Receipt No: 46267
Date Received: August 8, 2023	Date Application Deemed Complete:	
By:	By:	
Planning Staff Approval	Date	
Building Official Approval	Date	
Additional Staff Comments		

One sign permit application may include multiple signs on the same lot. Detailed drawing(s) to scale of all existing and proposed signs on a lot MUST be attached to the sign permit application for construction, creation, and/or installation of a new sign or for the alteration of an existing sign.

Submittal Requirements: This application must be accompanied by a set of plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1"=100'
- Submit one (1) set of plans on 11 x 17 inch paper.

- ☐ 1. Site plan including:
- _____ a. The proposed location of the sign, existing and proposed buildings or other structures, & parking areas.
 - _____ b. Elevation drawings of the proposed sign, drawn to scale, showing the type of sign, sign display, sign height and sign area.
 - _____ c. Existing signs on lot.
 - _____ d. Landscaping around sign.
- ☐ 2. Other Requirements:
- _____ a. Design, structure, materials, proposed copy and illumination specifications (see Land Use Code Title 10, Chapter 26) .
 - _____ b. Photograph(s) of the lot.
 - _____ c. The extent to which the sign is proposed to project into or over public property, if any.
 - _____ d. Letters of authorization from property owners, if applicable.
 - _____ e. Samples of the material and lettering to be used in the sign.
 - _____ f. Samples of the colors planned for the sign.

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on the agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PROCESS

Upon application and payment of applicable fees, the Planning Staff will review the application and prepare a report and recommendation for the Planning Commission, if necessary. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and Staff's report, and approve, approve with conditions, or deny the sign permit application.

APPEALS

The decision of the Planning Commission is final unless an appeal is made. A timely appeal must be filed with the Town Clerk and heard by the Appeal Authority. The decision of the Appeal Authority is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeal Authority.

Item 4.

4' x 8' Development Signs



Custom printed double-sided 4' x 8' development signs
Mounted to (2) 4" x 4" x 8' legs as shown
Legs direct buried 24" deep

COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS



SALESPERSON:

Nick Davis

PROJECT NAME:

Development Sign Options

 RAINBOW SIGN & BANNER
2020

CUSTOMER
APPROVAL:

DESIGNER:

Nick Davis

COMPANY NAME:

Land Development Solutions

THIS DRAWING WAS COPYRIGHTED AND CREATED BY
RAINBOW SIGN & BANNER. IT MAY NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR
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SYSTEM, WITHOUT PERMISSION IN WRITING FROM
RAINBOW SIGN & BANNER.

LANDLORD
APPROVAL:

UTAH LICENSE #290762-5551 • NEVADA LICENSE #48759 C-6B • ARIZONA LICENSE #00000000 • \$2,000,000 LIABILITY INSURANCE

Item 4.

Examples



COLORS RENDERED HERE MAY NOT REPRESENT THE ACTUAL FINISH - REFER TO COLOR CALL-OUTS FOR APPROVED COLOR SPECIFICATIONS



SALESPERSON:

Nick Davis

PROJECT NAME:

Development Sign Options

© RAINBOW SIGN & BANNER 2020

CUSTOMER APPROVAL:

DESIGNER:

Nick Davis

COMPANY NAME:

Land Development Solutions

THIS SIGN WAS COMMISSIONED AND CREATED TO REPRESENT YOUR VISION. IT MAY NOT BE USED FOR ANY OTHER PROJECTS OR BE REPRODUCED WITHOUT THE EXCLUSIVE PROPERTY OF RAINBOW SIGN & BANNER. UNLESS OTHERWISE NOTED BY SIGN.

LANDLORD APPROVAL:

UTAH LICENSE #290762-5551 • NEVADA LICENSE #48759 C-6B • ARIZONA LICENSE #00000000 • \$2,000,000 LIABILITY INSURANCE



Mountain Valley Estates Parcels



Legend

Parcels

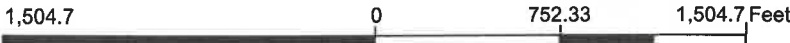
Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shiwiwits 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

Parcel AV 1378 B
Parcel AV 1378 C
Parcel AV 1378 D
Parcel AV 1378 Q



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.

10.22 Signs

[10.22.010 Purpose And Objectives](#)

[10.22.020 General Requirements](#)

[10.22.030 Definitions](#)

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[10.22.050 Classifications Of Sign](#)

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[10.22.070 Exempt Signs](#)

[10.22.080 Sign Standards](#)

[10.22.090 Unlawful Signs, Removal, And Indemnification](#)

[10.22.100 Disposal Of Signs](#)

[10.22.110 Area And Height Computation](#)

[10.22.120 Sign Standards Table For Residential, Industrial And Commercial](#)

[10.22.130 Nonconforming Signs](#)

[10.22.140 Violations And Remedies](#)

[10.22.150 Signs Permitted In The Industrial Zone](#)

[10.22.160 Sign Standards Table For Residential And Commercial Zones](#)

[10.22.170 Sign Standards Table For Visual Corridor And Industrial Zones](#)

10.22.010 Purpose And Objectives

- A. The purpose of these sign regulations is to encourage the effective use of signs as a means of communication in the town; to maintain and enhance the aesthetic environment and the town's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign restrictions. Accordingly, the town adopts these regulations to provide for a healthy business environment considering safety aspects while maintaining those aesthetic qualities reflective of the natural surroundings. This chapter is adopted under the zoning authority of the town in furtherance of the more general purposes set forth in this zoning title. It supersedes all previous ordinances or sections pertaining to the same.
- B. The goals to be achieved by these regulations are:
 1. To establish a permit system to allow a variety of types of signs in commercial and industrial zones and a limited variety of signs in other zones, subject to the standards and the permit procedures of this chapter;
 2. To allow certain signs that are small, unobtrusive and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this chapter, but without a requirement for permits;
 3. To provide for temporary signs without commercial messages in limited circumstances in the public right of way;
 4. To prohibit the construction of any new off premises signs throughout the town;
 5. To prohibit all signs not expressly permitted by this title;
 6. To stimulate harmony within the community while allowing for competitive opportunities and protection of property values to preserve a healthy business environment and a sustainable economy;
 7. To create a town image that reflects the surrounding natural scenic grandeur;
 8. To establish a visual management corridor along our scenic Highways

9. Provision for the safety of pedestrians and motorists and promotion and protection public welfare; and

Item 4.

10. To provide for the enforcement of the provisions of this chapter.

HISTORY

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

10.22.020 General Requirements

- A. A sign may be erected, placed, established, painted, created or maintained in the town only in conformance with the standards, procedures, exemptions and other requirements of this chapter.
- B. Sign Approval: Except as otherwise provided, it shall be unlawful and an infraction to erect or maintain any sign or outdoor advertising structure in the town of Apple Valley without first obtaining the approval of the planning commission for said sign or advertising structure, the giving of which shall be based upon the provisions of this title. Said approval shall not be required for exempt signs that meet the requirements of this title.
- C. Variances: Any person or entity desiring a waiver or modification of the requirements of this chapter as applied to a sign that such person owns, leases, or in which such person holds some other beneficial interest, may apply to the town council for a variance in accordance with this title.
- D. Appeals: Any person aggrieved by a decision of the planning commission may appeal in writing within fifteen (15) days of said decision pursuant to this title.

HISTORY

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

10.22.030 Definitions

Words and phrases used in this chapter shall have the meanings set forth in this section. Words and phrases not defined in this section but defined in this zoning title shall be given the meanings set forth in such title. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this chapter.

ANIMATED SIGN: Any sign that uses movement or change of lighting to depict action or create a special effect or scene. A sign on which the message changes more than eight (8) times per day.

BANNER: Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business, shall not be considered banners.

BEACON: Any light with one or more beams directed into the atmosphere or directed on one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move.

BILLBOARD: A freestanding sign that exceeds the maximum allowable dimensions of freestanding signs as set forth in this title.

BUILDING INSPECTOR: The building inspector of the town or his or her designee.

BUILDING MARKER: Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

BUILDING SIGN: Any sign attached to any part of a building, as contrasted to a freestanding sign.

CANOPY SIGN: Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor service.

CHANGEABLE COPY SIGN: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

COMMERCIAL MESSAGE: Any sign wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity.

FLAG: Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of government, political subdivision or other official entity.

FREESTANDING SIGN: Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

IDENTIFICATION SIGN: Any sign which indicates the business name or official entity.

INCIDENTAL SIGN: A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking", "entrance", "loading only", "telephone" and other similar directives. No sign with a commercial message shall be considered incidental.

LOT: Any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record that is recognized and intended as a unit for the purpose of transfer of ownership.

MARQUEE: Any permanent roof like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

MARQUEE SIGN: Any sign attached to, in any manner, or made a part of a marquee.

NONCONFORMING SIGN: Any sign that does not conform to the requirements of this chapter.

PENNANT: Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind. Individual pennants shall not measure more than eight inches by fifteen inches (8" x 15") triangle.

PERSON: Any association, company, corporation, firm, organization, or partnership, singular or plural, of any kind.

PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs connected to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right of way, unless said vehicle is used in the normal day to day operations of the business.

PRINCIPAL BUILDING: The building in which is conducted the principal use of the lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages and other clearly accessory uses shall not be considered principal buildings.

PROJECTING SIGN: Any sign affixed to a building or wall in such a manner that its leading extends more than six inches (6") beyond the surface of such building or wall.

Item 4.

RESIDENTIAL SIGN: Any sign located in a district zoned for residential uses that contains no commercial message.

ROOF SIGN: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure and extending vertically above the highest portion of the roof.

ROOF SIGN, INTEGRAL: Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches (6").

SETBACK: The distance from the property line to the nearest part of the applicable building or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

SIGN: Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

STREET: A strip of land or way subject to vehicular or pedestrian traffic that provides direct or indirect access to property, including, but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails or other thoroughfares.

STREET FRONTAGE: The distance for which a lot line adjoins a public street, from one lot line intersecting said street to the farthest distant lot line intersecting the same street.

SUSPENDED SIGN: A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

TEMPORARY SIGN: Any sign that is used only temporarily and is not permanently mounted. The signs shall be removed when the event advertised is complete or within six (6) months of installation.

TIME/TEMPERATURE SIGN: An animated sign on which the only copy that changes is an electronic or mechanical indication of time or temperature.

WALL SIGN: Any sign attached parallel to, but within six inches (6") of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

WINDOW SIGN: Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

ZONE LOT: A parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage and use, and that can provide such yards and other open spaces as required by zoning regulations.

HISTORY

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

10.22.040 Permit Process

- A. Permits In General: The approval of the planning commission shall be evidenced by a permit issued by the building inspection division. All signs shall be constructed and all permits shall be issued in accordance with the provisions of the uniform building code.
- B. Permit Requirements:
1. A permit is required if a sign requiring a permit under the provisions of this chapter is to be placed, constructed, erected, or modified on a zone lot. The owner of the lot shall secure a sign permit prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of this section.
 2. The property owner shall maintain in force, at all times, a sign permit for such sign in accordance with this section.
 3. No sign permit of any kind shall be issued for an existing or proposed sign unless such sign is consistent with the requirements of this chapter.
- C. Off Premises Permits: Permits for off premises nonconforming signs shall be renewed on an annual basis. Applications for permits, or for the renewal of permits, shall require the applicant to disclose the owner of the sign and the owner of the property 116 on which the sign is or will be located, all relevant dates in regard to expiration of any lease or lease option, the date and cost of construction of the sign, the date and cost of any modification of the sign, the fair market value as appraised for property tax purposes, the date the sign will be depreciated for federal income tax purposes, the cost of operating the sign, and any other information reasonably required by the planning commission.
- D. Revocation: A permit may be revoked and a sign removed pursuant to this code if the applicant for a permit makes a false or misleading statement in the permit application or renewal.
- E. Permit Procedures: The following procedures shall govern the application for and the issuance of all sign permits under this chapter:
1. Application for Permit: All applications for sign permits shall be submitted to the building inspector on an application form provided by the building inspector. Any sign requiring a conditional use permit shall make application for planning commission review. Planning commission shall set the conditions for the signage in question. Any appeal of the planning commission decision shall go before city council.
 2. Fees: Each application for a sign permit shall be accompanied by the applicable fees set forth in this section, which shall be established by the town council from time to time by resolution.
 3. Completeness: Within fifteen (15) days of receiving an application for a sign permit, the building inspector shall review it for completeness. If the building inspector finds that it is complete, the application shall then be processed. If the building inspector finds that it is incomplete, the building inspector shall, within such fifteen (15) day period, send a notice to the applicant of the specific ways in which the application is deficient, with appropriate references to the applicable sections of this chapter.
4. Action on Plan:
- a. Approve or Reject: The building inspector shall either:
 - (1) Approve the proposed plan if the sign as shown on the plan and the plan itself conforms in every respect with the requirements of this chapter; or
 - (2) Reject the proposed plan if the sign as shown on the plan or the plan itself fails in any way to conform to the requirements of this chapter. In the case

of a rejection, the building inspector shall specify in the rejection section or sections of this chapter with which the plan is inconsistent.

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- b. Permits to Construct or Modify: Signs identified in this chapter as requiring a permit, may be installed or created only in accordance with a duly issued and valid sign construction permit from the building inspector. Such permits shall be issued only in accordance with the following requirements and procedures:
- (1) Permit For New Sign Or Sign Modification: An application for construction, creation or installation of a new sign or for modification of an existing sign shall be accompanied by detailed drawings to show the dimensions, design, structure and location of each particular sign then in effect for the zone lot. One application and permit may include multiple signs on the same zone lot.
 - (2) Inspection: The building inspector shall cause an inspection of the zone lot for which each permit for a new sign or for modification of an existing sign is issued during the six (6) month period after the issuance of such permit or at such earlier date as the owner may request. If the construction is not substantially complete at the time of inspection, the permit shall lapse and become void. If the construction is substantially complete, but not in full compliance with this chapter and applicable codes, the building inspector shall give the owner or applicant notice of the deficiencies and shall allow an additional thirty (30) days from the date of inspection for the deficiencies to be corrected. If the deficiencies are not corrected by such date, the permit shall lapse. All records on permitted signs shall be kept and maintained at the city offices by the building inspector.
- c. Term of Permit; Renewable: The owner of a zone lot containing signs requiring a permit under this chapter shall at all times maintain in force a sign permit for such property. Sign permits shall be issued for individual zone lots, notwithstanding the fact that a particular zone lot may be included with other zone lots in a common signage plan. Sign permits shall be issued for twelve (12) months. Signs shall be automatically renewed so long as no changes have occurred or the sign permit has not lapsed.
- (1) Initial Sign Permit: An initial sign permit shall be issued by the building inspector covering the period from the date of the inspection of the completed sign installation, construction, or modification through the last day of the calendar year.
 - (2) Lapse Of Sign Permit: A continuing sign permit shall lapse if not renewed or if the business license for the premises lapses, is revoked or is not renewed. A sign permit shall also lapse if the business activity on the premises is discontinued for a period of one hundred eighty (180) days or more and is not renewed within thirty (30) days of a notice from the city to the last permittee, sent to the premises, that the sign permit will lapse if such activity is not renewed.
 - (3) Assignment of Sign Permits: A current and valid sign permit shall be freely assignable to a successor as owner of the property or holder of a business license for the same premises, subject only to filing such application as the building inspector may require and paying any applicable fee.

F. Fee Schedule: The fees for sign permits and plans shall be as established by resolution town council. This fee schedule may be modified from time to time by resolution.

Item 4.

HISTORY

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

10.22.050 Classifications Of Sign

Every sign erected or proposed to be erected within the town shall be classified by the planning commission in accordance with the definitions of signs contained in this chapter. Any sign which does not clearly fall within one of the classifications shall be placed in the classification which the sign, in view of its design, location, and purpose, most clearly approximates in the opinion of the planning commission.

HISTORY

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

10.22.060 Prohibited Signs

In addition to any sign not specifically permitted or allowed in accordance with this chapter, the following signs are prohibited:

- A. Billboards; Off Premises Signs: No outdoor off premises advertising signs shall be constructed or erected after the effective date hereof. Any replacement sign shall conform to all provisions of this chapter. This subsection is not meant to prohibit temporary signs off premises advertising yard sales, open houses, or other similar residential related activities.
- B. Others Specified: All signs not expressly permitted or allowed under this chapter or exempt from regulation hereunder in accordance with this chapter, are prohibited in the town. Such signs include, but are not limited to:
 - 1. Beacons.
 - 2. Billboards.
 - 3. Strings of lights not permanently mounted to a rigid background, except those exempt in this chapter.
 - 4. Inflatable signs and tethered balloons.
 - 5. Faded, torn or stained flags are prohibited.
 - 6. Signs designed for emitting sound, smoke, or steam.
 - 7. Natural object used as a sign. No sign shall be painted on or affixed to any natural object in its natural location such as, but not limited to, a boulder, tree, or cliff face.
 - 8. Vehicle signs. Signs affixed upon a vehicle, trailer or the like, parked conspicuously so as to attempt to direct attention to a place of business in an effort to circumvent the provisions of this chapter. This shall apply to vehicles parked on either public or private property. This shall not be construed as to prohibit customized automobile license plates.
 - 9. Signs which bear or contain statements, words or pictures of an obscene or pornographic character (as defined by the U.S. supreme court in Miller vs. California, 413 U.S. 15, 24 (1973)), and anything that demeans or otherwise degrades religions, races, sexes or ethnic groups.

10.22.070 Exempt Signs

The following signs shall be exempt from permit regulation under this chapter:

A. No Permit Required: The following signs shall be allowed without a sign permit under the noted conditions and shall not be included in the determination of type, number or area of signs allowed on premises. Any other signs exceeding the conditions specified in this section (i.e., number, size, type, or area), shall require a permit as prescribed in this chapter. Exempt signs are subject to the provisions of this chapter regarding the safety, maintenance, and repair of signs. Exempt signs shall be compatible with the overall purpose and intent of these regulations.

1. Public notices; warnings: Any public notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance.
2. Interior signs: Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet (3') beyond the lot line of the zone lot or parcel on which such sign is located.
3. Holiday lights, decorations: Holiday lights and decorations with no commercial message.
4. Traffic control signs: Traffic control signs on private property, such as stop, yield and similar signs, the face of which meet department of transportation standards and which contain no commercial message.
5. Construction signs: One non-illuminated sign per construction project not to exceed eight (8) square feet in area, nor six feet (6') in height, used to indicate owner, general contractor, architect, and other pertinent construction data. Such signs shall be erected no more than five (5) days prior to the beginning of construction for which a valid building permit has been issued, shall be confined to the construction site, and shall be removed within five (5) days of completion.
6. Directional or instructional signs: Signs not to exceed four (4) square feet in area, used to identify restrooms, public telephones, walkways or signs providing direction such as parking lot entrance and exit signs and those of similar nature. Such signs shall be located entirely on the property to which they pertain and shall not in any way advertise or otherwise mention a business. Such signs shall be either wall mounted or freestanding. If freestanding and such sign is located adjacent to a primary street, it shall be placed at the driveway or sidewalk entrance to the property closest to the item being identified. Freestanding directional signs shall not exceed three feet (3') above grade. If wall mounted, no portion of such sign shall be placed higher than eight feet (8') above grade. Directional or instructional signs visible from the public right of way shall not exceed two (2) such signs per business or business center.
7. Flags:
 - a. Flags flown on a temporary basis for purposes of honoring national or civic holidays.
 - b. Any official flag, pennant, or emblem of any nation, state, city or other political unit, provided all such flags or emblems shall not exceed twenty five feet (25') in height.

All signs requiring permit approval shall comply with the following standards and regulations and these standards and regulations shall be considered minimum requirements in reviewing all applications for sign permits:

- A. Materials: All signs shall be constructed of permanent materials.
- B. Attachment: All signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure except for banners, flags, temporary signs, and window signs.
- C. Visibility: No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of traffic or create a safety hazard.
- D. Signs on Private Property: Signs shall be allowed on private property in the city in accordance to specifications set forth in this chapter.
- E. Signs in The Public Right of Way: No signs shall be allowed in the public right of way, except as listed hereafter. Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the city shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.
 - 1. Permanent Signs: Permanent signs, including:
 - a. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information such as chamber of commerce at each city entrance, and direct or regulate pedestrian or vehicular traffic;
 - b. Bus stop signs erected by a public transit company;
 - c. Information signs of a public utility regarding its poles, lines, pipes or facilities; and
 - d. Awning, projecting and suspended signs projecting over a public right of way in conformity with the conditions of this chapter.
 - 2. Temporary Signs: Temporary signs in accordance with this chapter, meeting the following requirements:
 - a. No Commercial Message: Such signs shall contain no commercial message; and
 - b. Emergency Signs: Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right of way.
- F. Fire Escapes: No sign shall be erected in such a manner that any portion of the sign or its support, will interfere with the use of any fire escape, exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
- G. Utility Lines: No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state of Utah or rules and regulations duly promulgated by agencies thereof.
- H. Clearance: No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private walkway with a minimum clearance of less than twelve feet (12').

- I. School Zones: No sign shall be erected within twenty feet (20') of a school zone except those signs designated in this section.

Item 4.

HISTORY

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

10.22.090 Unlawful Signs, Removal, And Indemnification

- A. Compliance with Code: All signs shall be maintained in good structural condition, in compliance with the appropriate detailed provisions of the building code relating to design, structural members, and connections. Signs shall also comply with the provisions of the national electrical code and additional construction standards hereinafter set forth in this section.
- B. Abandoned Signs: Any sign, including all structural, support and other componential elements, which is located on a property, premises or structure which:
1. Becomes vacant and unoccupied for a period of one hundred eighty (180) days or more,
 2. Pertains to a time, event or purpose which no longer applies, or
 3. Pertains to an occupant or business different from the resident occupant or business shall be deemed to have been abandoned. Abandoned signs shall be removed according to the provisions of this section.
- C. Dangerous or Defective Signs: No person shall maintain or permit to be maintained on any premises owned or controlled by him, any sign which is in a dangerous or defective condition. Dangerous or defective signs shall be removed in accordance with this section.
- D. Unlawful Signs:
1. Any sign displayed, erected, installed, suspended, attached, moved, enlarged, replaced, converted or altered after the effective date hereof, which does not comply with the provisions of this title, shall be deemed unlawful. Any work in progress on such sign shall be ordered by the planning commission or designee to cease immediately and said sign shall be removed in accordance with the provisions of this section.
 2. Signs which are not in compliance with this chapter and are therefore considered unlawful according to this section and which continue to be in noncompliance according to the provisions of these sign regulations, shall be deemed unlawful, and shall be removed according to the provisions of this section.
- E. Removal Of Signs: The planning commission or designee shall cause to be removed any sign not in compliance with safety or maintenance standards, abandoned signs, dangerous or defective signs, or unlawful signs. The planning commission or designee shall prepare a notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed or the violation is not corrected within fifteen (15) days, the sign shall be removed in accordance with the provisions of this section.
1. Notices: All notices shall be mailed by certified mail to the owner of the property on which the sign is located, the owner of the sign and the occupant of the property. If any such person is unknown or cannot be found, notice shall be mailed to such person's last known address, if any, and shall be posted on said sign or on the premises.
 2. Time Periods: Any time periods provided in this section shall be deemed to commence on the date of the certified mailing. If more than one notice is sent by certified mail, the date of the first notice mailed shall apply. Signs may be required to be removed as a condition of a conditional use permit without further notice.

3. Appeal: The sign owner or property owner on whose property the sign is located may appeal the determination ordering removal or compliance by filing a written notice of appeal with the planning commission within fifteen (15) days after mailing of the notice pursuant to this chapter.
4. Emergency Abatement: Notwithstanding the above, in cases of emergency, the planning commission or designee may cause the immediate removal of a dangerous or defective sign without notice.

Item 4.

HISTORY

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

10.22.100 Disposal Of Signs

- A. Authority: Any sign removed by abatement by the planning commission or designee pursuant to the provisions of this chapter shall become the property of the town and may be disposed of in any manner deemed appropriate by the town. The cost of removal and disposal shall be considered a debt owed to the town by the owner of the sign and the owner of the property, and may be recovered in an appropriate court action by the town. The cost of removal and disposal shall include all incidental expenses incurred by the town in connection with the sign removal and disposal.
- B. Emergency Removal: When it is determined by the planning commission or designee that said sign would cause an imminent danger to the public safety, and contact cannot be made with the sign owner or property owner, no written notice shall have to be served. In this emergency, the planning commission or designee may correct the danger, all costs being charged to the sign owner and property owner.
- C. Sale of Signs: If it shall be necessary for the planning commission or designee to remove a sign pursuant to the provisions hereof, and it should be practical to sell or salvage any material derived in the aforesaid removal, the planning commission may sell the same at private or public sale at the best price obtainable, and shall keep an account of the proceeds thereof. Such proceeds, if any, shall be used to offset the costs of removal to be charged to the sign owner or property owner. The town may file suit in court to collect any excess over such proceeds and the cost of such removal shall be levied as an assessment against the property on which the sign is located.

HISTORY

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

10.22.110 Area And Height Computation

The following principles shall control the computation of sign area and sign height:

- A. Single Faced Signs: The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.
- B. Multifaced Signs: The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two (2) identical sign faces are placed back to back so that both faces cannot be viewed from any point at the sa

time, and when such sign faces are part of the same sign structure and are not more than twenty four inches (24") apart, the sign area shall be computed by the measurement of one of the faces.

Item 4.

C. Height: The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:

1. Existing grade prior to construction; or
2. The newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for locating the sign.

In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zone lot, whichever is lower.

D. Maximum Total Permitted Sign Area For Zone Lot: The permitted sum of the area of all individual signs on a zone lot shall be computed by applying the formulas provided in this chapter to the lot frontage, building frontage, or wall area, as appropriate, for the zoning district in which the lot is located. Lots fronting on two (2) or more streets are allowed the permitted sign area for each street frontage. However, the total sign area that is oriented toward a particular street may not exceed the portion of the lot's total sign area allocation that is derived from the lot, building, or wall area frontage on that street.

HISTORY

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

10.22.120 Sign Standards Table For Residential, Industrial And Commercial

Sign Type	Residential Zones	Size And Number Allowable	Industrial And Commercial Zones	Size And Number Allowable
Animated	Prohibited	X	Conditional use permit (commercial zones only)	Conditional use permit
Permitted (industrial zone only)	Contact city for size and number			
Banner	Allowed	5 percent wall area 1 per building	Allowed	5 percent wall area 1 per building 12 foot clearance
Beacon	Prohibited	X	Prohibited	X
Billboard	Prohibited	X	Prohibited	X
Building marker	Allowed	4 square feet	Allowed (industrial zone only)	4 square feet
Permitted (commercial zones only)	Contact city for size and number			

Canopy	Prohibited	X	Permitted	25 percent vertical surface of canopy 12 foot clearance
Changeable copy	Prohibited	X	Permitted	64 square feet
Flag	Allowed	16 foot clearance 18 foot height	Allowed	16 foot clearance 18 foot height
Freestanding	Permitted	32 square feet 5 foot height 10 foot setback	Permitted	64 square feet 25 foot height 10 foot setback
Identification	Allowed	5 percent total wall area	Allowed	20 percent total wall area
Incidental	Allowed	6 square feet		64 square feet
Marquee	Prohibited	X	Conditional use permit (commercial zones only)	Conditional use permit
Permitted (industrial zone only)	Contact city for size and number			
Pennant	Prohibited	X	Allowed	2 per building 12 foot clearance
Portable	Prohibited	20 square feet	Allowed	20 square feet
Projecting	Prohibited	X	Permitted	40 square feet 12 foot clearance
Residential	Allowed	20 square feet	Allowed	20 square feet
Roof	Prohibited	X	Permitted	40 square feet 1 per principal building
Roof/integral	X	X	Permitted	20 square feet 2 per principal building
Suspended	Prohibited	X	Permitted	20 percent total wall area 1 per entrance 12 foot clearance
Temporary	Allowed	32 square feet	Allowed	32 square feet per 50 foot frontage
Time/temperature	X	X	Conditional use permit (commercial zones only)	Conditional use permit
Permitted (industrial zone only)	Contact city for size and number			

Item 4.

Wall	Allowed	1 per building	Allowed	20 percent wall area	Item 4.
Window, permanent	Allowed	20 percent total area	Allowed	20 percent total area	
Window, temporary	Allowed	1 per building 20 percent total area	Allowed	No limitation	

Notes:

A. Total Signage:

1. Residential Zone: Total area of all signs, except building markers and flags, shall not exceed 64 total square feet.
2. Commercial Zone: Total area of all signs, except building markers and flags, not to exceed 300 total square feet; and should be less than 10 percent of ground floor area.
3. Industrial Zone: The total area of all signs, except building markers and flags, shall not exceed 300 square feet. The total sign area shall not exceed 10 percent of ground floor area of the principal building.

B. Typical Setback: Typical setbacks in residential and commercial zones shall be 10 feet unless otherwise specified.

C. Sign Location In Intersections: Signs shall be located such that there is at every street intersection, a clear view between heights of 3 feet and 10 feet within a triangular area formed by the corner and points on the curb 30 feet from the intersection or entranceway.

D. Lots Fronting Two Or More Streets: Lots fronting on 2 or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on 1 street in excess of that allowed for lots with only 1 street frontage.

E. Total Wall Area: Total wall area shall be computed without using window area.

HISTORY

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

10.22.130 Nonconforming Signs

Except as otherwise provided herein, the owner of any zone lot or other premises on which exists a sign that does not conform with the requirements of this chapter or for which there is no current and valid sign permit shall be obligated to remove such sign or, in the case of a nonconforming sign, to bring into conformity with the requirements of this chapter.

A. Signs Existing On Effective Date: For any sign existing in the city on the effective date hereof, an application for a sign permit must be submitted to the building inspector before the expiration of six (6) months from the effective date hereof. For any sign on property annexed later, applications for sign permits shall be submitted within six (6) months of the effective date of the annexation or within such period as may be established in an annexation agreement between the city and the landowner. Signs that are the subject of applications received after the applicable date set forth in this section shall be subject to all of the terms and conditions of this chapter and shall not be entitled to the protection of this chapter.

B. Nonconforming Existing Signs; Permits and Terms:

1. Permit Issued: A sign that would be permitted under this chapter only with a sign permit but which was in existence on the effective date hereof or a later date when the property is annexed to the city, and which was constructed in accordance with the ordinances and other applicable laws in effect on the date of its construction, but which by reason of its size, height, location, design or construction is not in conformance with the requirements of this chapter, shall be issued a nonconforming sign permit if an application in accordance with subsection A of this section is filed within six (6) months of the above date or within six (6) months of property annexation.
2. Term: Such permit shall allow the signs subject to such permit, which were made nonconforming by the adoption of this chapter, to remain in place and be maintained for a period ending no later than five (5) years; provided, that no action is taken which increases the degree or extent of the nonconformity. Such signs are also subject to the provisions of subsection B,4 of this section. A change in the information on the face of an existing nonconforming sign is allowed; however, any nonconforming sign shall either be eliminated or made to conform with the requirements of this section when any proposed change, repair or maintenance would constitute an expense of more than twenty five percent (25%) of the lesser of the original value or replacement value of the sign.
3. Lapse of Nonconforming Sign Permit: A nonconforming sign permit shall lapse and become void under the same circumstances as those under which any other sign permit may lapse and become void.
4. Sign Removal Required: A sign that was constructed, painted, installed or maintained in conformance with a permit under this chapter, but for which the permit has lapsed or for which the time allowed for the continuance of a nonconforming sign has expired, shall immediately be removed by the property owner, including the supporting structure, upon the city's request.

HISTORY

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

10.22.140 Violations And Remedies

- A. Specified Violations: Any of the following shall be a violation of this chapter and shall be subject to the enforcement remedies and penalties provided by this chapter, by this zoning title and by state law:
 1. To install, create, erect or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
 2. To install, create, erect, or maintain any sign requiring a permit without such permit;
 3. To fail to remove any sign that is installed, created, erected or maintained in violation of this chapter, or for which the sign permit has lapsed; or
 4. To continue any such violation. Each such day of a continued violation shall be considered a separate violation when applying the penalty portions of this title.
- B. Separate Violation: Each sign installed, created, erected, or maintained in violation of this chapter shall be considered a separate violation when applying the penalty portions of this title.
- C. Specified Remedies For Enforcement: Any violation of this chapter or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to state law. A violation of this

chapter shall be considered a violation of this zoning title. The remedies of the city shall include the following:

Item 4.

1. Issuing a stop work order for any work on any signs on the same zone lot;
2. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign or the correction of the nonconformity;
3. Imposing any penalties that can be imposed directly by the city under this zoning title;
4. Seeking in court the imposition of any penalties that can be imposed by such court under this zoning title; and
5. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the city under the applicable provisions of this zoning title and building code for such circumstances;
6. Reimbursement of enforcement costs from the property owner, including attorney fees; and
7. The city shall have such other remedies as are and as may from time to time be provided for or allowed by state law for the violation of this zoning title.

D. Cumulative Remedies: All such remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or a part thereof, such remedy shall remain available for other violations or other parts of the same violation.

HISTORY

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

10.22.150 Signs Permitted In The Industrial Zone

A. Permitted signs:

1. Freestanding signs allowed:

- a. Residential freestanding signs are allowed in the industrial zone with a permit, provided that the residential type sign shall contain no commercial message with the exception of a commercial message drawing attention to a legal matter related to the residence.
- b. Incidental signs are allowed without a permit.
- c. Any other type of freestanding sign is allowed in the industrial zone only with a permit.
- d. Number, dimensions and location of freestanding signs provided in the table in AVL 10.22.160.

2. Wall mounted signs:

- a. Banners are allowed only with a permit, one per building, provided:
 - (1) Vertical clearance from sidewalk or private drive or parking shall be twelve feet (12');
- b. Building markers are allowed without a permit, one per building, provided the building marker may include only the building name, date of construction or

historical data on historic site; and must be cut or etched into masonry, bro
similar material.

Item 4.

- c. Canopy signs are allowed with a permit, one per building, provided:
 - (1) Vertical clearance from sidewalk or private drive or parking shall be twelve feet (12');
 - (2) Vertical clearance from public streets shall be twelve feet (12').
- d. Identification signs are allowed without a permit, one per building.
- e. Incidental signs are allowed without a permit.
- f. Pennant signs are allowed without a permit, two (2) per building, provided:
 - (1) Vertical clearance from sidewalk or private drive or parking shall be twelve feet (12') to sixteen feet (16');
 - (2) Vertical clearance from public streets shall be twelve feet (12').
- g. Projecting signs are allowed only with a permit, one per building, provided:
 - (1) Vertical clearance from sidewalk or private drive or parking shall be twelve feet (12');
 - (2) Vertical clearance from public streets shall be twelve feet (12').
- h. Roof signs are allowed only with a permit, one per principal building.
- i. Roof integral signs are allowed only with a permit, two (2) per principal building.
- j. Suspended signs are allowed only with a permit, one per entrance, provided vertical clearance from sidewalk or private drive or parking shall be twelve feet (12').
- k. Temporary signs are allowed only with a permit, as provided in AVLU 10.22.080.
- l. Wall signs are allowed only with a permit.
- m. Window signs are allowed only with a permit.
- n. Number, dimensions and location of wall mounted signs as provided in the table in AVLU 10.22.160.

3. Miscellaneous signs:

- a. Flags are permitted without a permit, provided that the requirements of this section, AVLU 10.22.070 and the table in AVLU 10.22.160 are met.
- b. Number, dimensions and location of miscellaneous signs as provided in the table in AVLU 10.22.160.
- c. Banners are allowed only with a permit, provided:
 - (1) Vertical clearance from sidewalk or private drive or parking shall be twelve feet (12');
 - (2) Vertical clearance from public streets shall be sixteen feet (16') with a maximum height of not more than eighteen feet (18').

B. Sign characteristics in the industrial zone:

1. Animated, changeable copy, and illumination with exposed bulbs or neon is prohibited.
2. Signs with internal illumination and external illumination are permitted.

C. Prohibited signs in the industrial zone:

1. Portable signs.

D. Total sign area in the industrial zone:

1. The total area of all signs, except building markers and flags, shall not exceed two hundred (200) square feet.
2. The total sign area shall not exceed two percent (2%) of ground floor area of the principal building.

HISTORY

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

10.22.160 Sign Standards Table For Residential And Commercial Zones

Sign Type	Residential Zone	Size And Number Allowable	Commercial Zone	Size And Number Allowable
Animated	Prohibited	X	Conditional use permit	Conditional use permit
Banner	Allowed	5 percent wall area 1 per building	Allowed	5 percent wall area 1 per building 12 foot clearance
Beacon	Prohibited	X	Prohibited	X
Billboard	Prohibited	X	Prohibited	X
Building marker	Allowed	4 square feet	Allowed	4 square feet
Canopy	Prohibited	X	Permitted	25 percent of vertical surface of canopy; 12 foot clearance
Changeable copy	Prohibited	X	Permitted	64 square feet
Flag	Allowed	16 foot clearance 18 foot height	Allowed	16 foot clearance 18 foot height
Freestanding	Permitted	32 square feet, 5 foot height 10 foot setback	Permitted	64 square feet 25 foot height 10 foot setback
Identification	Allowed	5 percent total wall area	Allowed	20 percent total wall area
Incidental	Allowed	6 square feet	Allowed	64 square feet
Marquee	Prohibited	X	Conditional use permit	Conditional use permit
Pennant	Prohibited	X	Allowed	2 per building 12 foot clearance

Portable	Permitted	20 square feet	Allowed	20 square feet	Item 4.
Projecting	Prohibited	X	Permitted	40 square feet 12 foot clearance	
Residential	Allowed	20 square feet	Allowed	20 square feet	
Roof	Prohibited	X	Permitted	40 square feet 1/principal building	
Roof/integral	Prohibited	X	Permitted	40 square feet 2/principal building	
Suspended	Prohibited	X	Allowed	20 percent total wall area 1/entrance 12 foot clearance	
Temporary	Allowed	32 square feet	Allowed	32 square feet/50 foot frontage	
Wall	Allowed	1 per building	Allowed	20 percent total wall area	
Window, permanent	Allowed	20 percent total area	Allowed	20 percent total area	
Window, temporary	Allowed	1 per building 20 percent total area	Allowed	No limitation	
Total Signage	64 square feet	Less than 10 percent of ground floor area not to exceed 300 square feet except building markers/flags			

Notes:

Signs shall be located such that there is at every street intersection, a clear view between heights of 3 feet and 10 feet within a triangular area formed by the corner and points on the curb 30 feet from the intersection or entranceway.

Lots fronting on 2 or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on 1 street in excess of that allowed for lots with only 1 street frontage.

Total wall area shall be computed without using window area.

HISTORY

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

10.22.170 Sign Standards Table For Visual Corridor And Industrial Zones

	Visual Corridor	Industrial
Freestanding:		
Area	36 square feet	80 square feet

Height	12 feet	12 feet	Item 4.
Setback	10 feet	10 feet	
Number permitted per foot of street frontage	1 per 100	1 per 200	
Building:			
Banner	5 percent of wall area	5 percent of wall area	
Building marker	4 square feet	4 square feet	
Canopy	25 percent of vertical surface of canopy	25 percent of vertical surface of canopy	
Identification	10 percent total wall area	5 percent total wall area	
Marquee	10 percent total wall area	5 percent total wall area	
Projecting	36 square feet	40 square feet	
Roof	36 square feet	40 square feet	
Roof integral	36 square feet	40 square feet	
Suspended	10 percent total wall area	5 percent total wall area	
Temporary	8 square feet	8 square feet	
Wall	10 percent total wall area	5 percent total wall area	
Window	20 percent total area	20 percent total area	
Miscellaneous:			
Flag		60 square feet	
Portable	20 square feet	20 square feet	

Except as otherwise provided herein, the owner of any zone lot or other premises on which exists a sign that does not conform with the requirements of this chapter or for which there is no current and valid sign permit shall be obligated to remove such sign or, in the case of a nonconforming sign, to bring into conformity with the requirements of this chapter.

A. Signs Existing On Effective Date: For any sign existing in the city on the effective date hereof, an application for a sign permit must be submitted to the building inspector before the expiration of six (6) months from the effective date hereof. For any sign on property annexed later, applications for sign permits shall be submitted within six (6) months of the effective date of the annexation or within such period as may be established in an annexation agreement between the city and the landowner. Signs that are the subject of applications received after the applicable date set forth in this section shall be subject to all of the terms and conditions of this chapter and shall not be entitled to the protection of this chapter.

B. Nonconforming Existing Signs; Permits And Terms:

1. Permit Issued: A sign that would be permitted under this chapter only with a sign permit, but which was in existence on the effective date hereof or a later date when the property is annexed to the city, and which was constructed in accordance with the ordinances and other applicable laws in effect on the date of its construction, but which by reason of its size, height, location, design or construction is not in conformance with the requirements of this chapter, shall be issued a nonconforming sign permit if

application in accordance with subsection A of this section is filed within six (6) months of the above date or within six (6) months of property annexation.

Item 4.

2. Term: Such permit shall allow the signs subject to such permit, which were made nonconforming by the adoption of this chapter, to remain in place and be maintained for a period ending no later than five (5) years; provided, that no action is taken which increases the degree or extent of the nonconformity. Such signs are also subject to the provisions of subsection B,4 of this section. A change in the information on the face of an existing nonconforming sign is allowed; however, any nonconforming sign shall either be eliminated or made to conform with the requirements of this section when any proposed change, repair or maintenance would constitute an expense of more than twenty five percent (25%) of the lesser of the original value or replacement value of the sign.
3. Lapse Of Nonconforming Sign Permit: A nonconforming sign permit shall lapse and become void under the same circumstances as those under which any other sign permit may lapse and become void.
4. Sign Removal Required: A sign that was constructed, painted, installed or maintained in conformance with a permit under this chapter, but for which the permit has lapsed or for which the time allowed for the continuance of a nonconforming sign has expired, shall immediately be removed by the property owner, including the supporting structure, upon the city's request.

HISTORY

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



Planning Commission agenda report for August 30, 2023: UPDATED Preliminary Plat for Crimson Peaks subdivision. (2nd Revision)

Zone: Single Family SF-.50 for entire parcel (based on updated info from Mayor Lindhardt)

Acres: 176 acres in this Preliminary Plat

Project location: South side of Hwy 59 between Crimson Parkway and Gooseberry Way

of Lots: 262

Applicants: Travis and Scout Holm

Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

Preliminary plat: The plat contains 262 lots located on the south side of Hwy 59 and generally between Crimson Parkway and Gooseberry Way. Contrary to previous assumption the entire area was zoned SF 0.5 some years ago so the applicant has submitted a similar plat to the submittal provided about 2 months ago with half acre lots for the entire subdivision. The preliminary plat shows compliance with the minimum lot sizes in the SF 0.5 zone. The proposed subdivision is laid out in a grid pattern with square blocks and public streets. There are no hills, springs or seeps located on the property according to the plat submittal information.

Streets and Utilities: The proposed subdivision will be served with public streets to city standards. The Master Road Plan shows an East -West road along the northern portion of the subdivision and this road is planned through the subdivision in a location slightly to the south.

The Big Plains Water District has issued a preliminary will serve letter for a total of 31 lots (lots 1-10, 50-63, and 80-86). A 8" water main will be installed to serve the subdivision.

A final "Will Serve Letter" will be issued on a phase by phase basis it appears.

The Ash Creek SS District needs to grant approval of the applicant's wastewater disposal plan. The wastewater plan includes a pressurized 6" sewer main and also septic tanks with each lot. The Ash Creek SS District has issued a conditional will serve letter for sewer service.

Storm drainage and flooding control will be reviewed and approved by the City Engineer (Sunrise Engineers) as part of the final plat submittals.

Recreational amenities (ie, pool & clubhouse) are proposed but the long-term maintenance and ownership of these amenities is not explained in the application and it is unclear if a HOA is proposed to provide the long-term maintenance.

Staff Comments: Preliminary Plat consideration should include a discussion on the following issues;

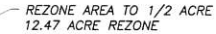
1. Subject to approval of a wastewater disposal plan by Ash Creek SS District. The final plat will require a final approval by Ash Creek SS District for the wastewater plan.
2. The present water commitment is for only 31 lots, and not for the entire project of 262 lots. The applicant should work with both the Ash Creek SSD and the Big



- Plains Water SSD to obtain approvals for the water and sewer service for the entire proposed project.
3. Explanation of how long-term maintenance on the pool and clubhouse will be provided.

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

AV-1311-B
B & K SCENIC PROPERTY L C, ET A
ZONED: OST



COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S0°04'01"W 764.72 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY SR-59;
 RUNNING THENCE N53°09'51"W ALONG SAID LINE, 100.00 FEET;
 THENCE DEPARTING SAID LINE AND RUNNING EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N81°50'09"E 35.36 FEET);
 THENCE N36°50'09"E 1200.72 FEET;
 THENCE NORTHEASTLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 172.56 FEET, THROUGH A CENTRAL ANGLE OF 35°57'09" (LONG CHORD BEARS: N18°51'34"E 169.74 FEET);
 THENCE N00°53'02"E 707.83 FEET;
 THENCE S88°59'07"E 50.00 FEET TO THE WEST SECTIONAL LOT LINES OF LOTS 11, 8 AND 5;
 THENCE N00°53'02"E ALONG SAID LOT LINES, 2577.40 FEET; THENCE S88°54'25"E 2640.76 FEET; THENCE S88°49'25"E 12.94 FEET;
 THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF S60°17'48"E, A DISTANCE OF 128.57 FEET, THROUGH A CENTRAL ANGLE OF 61°23'24" (LONG CHORD BEARS: N60°23'54"E 122.51 FEET);
 THENCE S88°54'24"E 242.78 FEET;
 THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 46.98 FEET, THROUGH A CENTRAL ANGLE OF 107°40'13" (LONG CHORD BEARS: N37°15'29"E 40.37 FEET);
 THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 271.45 FEET AND A RADIAL BEARING OF S73°16'35"W, A DISTANCE OF 84.16 FEET, THROUGH A CENTRAL ANGLE OF 17°45'48" (LONG CHORD BEARS: S07°50'31"E 83.82 FEET);
 THENCE S00°53'44"W 12.32 FEET; THENCE N88°54'24"W 197.95 FEET;
 THENCE S00°53'44"W 2146.14 FEET; THENCE N89°00'18"W 659.20 FEET;
 THENCE S00°59'42"W 660.12 FEET; THENCE N88°59'07"W 144.30 FEET;
 THENCE N88°59'07"W 2035.53 FEET; THENCE S00°53'02"W 474.73 FEET;
 THENCE SOUTHERLY ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 203.93 FEET, THROUGH A CENTRAL ANGLE OF 35°57'06" (LONG CHORD BEARS: S18°51'35"W 200.60 FEET);
 THENCE S36°50'09"E 1200.72 FEET;
 THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.26 FEET, THROUGH A CENTRAL ANGLE OF 89°59'59" (LONG CHORD BEARS: S08°09'51"E 35.35 FEET) TO THE POINT OF BEGINNING.

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2--LOW2--SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND--WATER INFORMATION
FLOODING	ZONE A--NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS--HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL--LOW SUSCEPTIBILITY TO EXPANSION
GYPSEIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB--BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3--MODERATELY TO FREELY DRAINING SOILS

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND
PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND
EASEMENTS.

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

LOCATION

ADJACENT PROPERTY LINE
PHASE LINE
STREET CENTERLINE
10' PUBLIC UTILITY EASEMENT (PUE)
SECTION LINE
2' CONTOUR
4710
10' CONTOUR
EXISTING 8" WATERLINE
EXISTING POWER
EXISTING WASH

SECTION CORNER AS DESCRIBED

SET PROVALUE ENGINEERING REBAR & CAP
P.L.S. #7837685

SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

VICINITY MAP

N.T.S.

PHASE NO.	NO. OF LOTS
PHASE 1	29
PHASE 2	34
PHASE 3	20
PHASE 4	20
PHASE 5	20
PHASE 6	20
PHASE 7	22
PHASE 8	12
PHASE 9	22
PHASE 10	22
PHASE 11	18
PHASE 12	23
TOTAL	262

1. A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG STREET RIGHTS-OF-WAY AS SHOWN HEREIN TO BE CONVEYED BY THIS PLAT
2. ALL BACK LOT CORNERS TO BE SET WITH A 5/8" PROVALUE ENGINEERING REBAR CAP. ALL SIDE LOT LINES TO BE PROJECTED INTO THE TOP BACK OF CURB AND SET WITH A P.K. NAIL.
3. THIS SUBDIVISION WILL HAVE PRESSURIZED SEWER AND EACH LOT IS REQUIRED TO INSTALL A SEPTIC TANK WITH AN EFFLUENT PUMP AND A DUAL CHECK VALVE. THE SEPTIC TANK SHALL BE AT LEAST 1,000 GALLONS FOR 1 TO 3 BEDROOMS AND ADDITIONAL 250 GALLONS PER DAY PER BEDROOM ABOVE 3 BEDROOMS. EFFLUENT WILL BE TREATED AND DISPOSED OF ON A WEST 12 ACRE PARCEL.

Diagram of a two-lane road cross-section with a center turn lane. The total width is 60 feet. The road consists of a 45-foot paved area and 5-foot sidewalks on both sides. The paved area includes two 11-foot travel lanes, a 6-foot center turn lane (median), and two 2.5-foot shoulders. The sidewalks are 5 feet wide and include a 2.5-foot curb and gutter (C&G) section. The right-of-way is 52 feet wide, and the pavement is 37 feet wide.

Labels: 5' SIDEWALK, 2.5' C&G, SHLDR, TRAVEL LANE, MEDIAN, TRAVEL LANE, SHLDR, 2.5' C&G, 5' SIDEWALK, 60', RIGHT-OF-WAY, 45' PAVEMENT, 52', 37' PAVEMENT, 7.5', 11', 11', 7.5', 6', 11', 11', 6'.

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 250 West, Suite 1
APPLE VALLEY CITY, Utah 84717



PRELIMINARY PLAT FOR:

CRIMSON PEAKS

APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/05/2022
SCALE: 1"=250'

JOB NO.
276-029

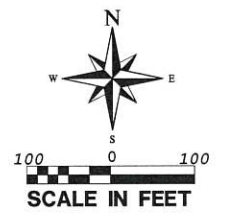
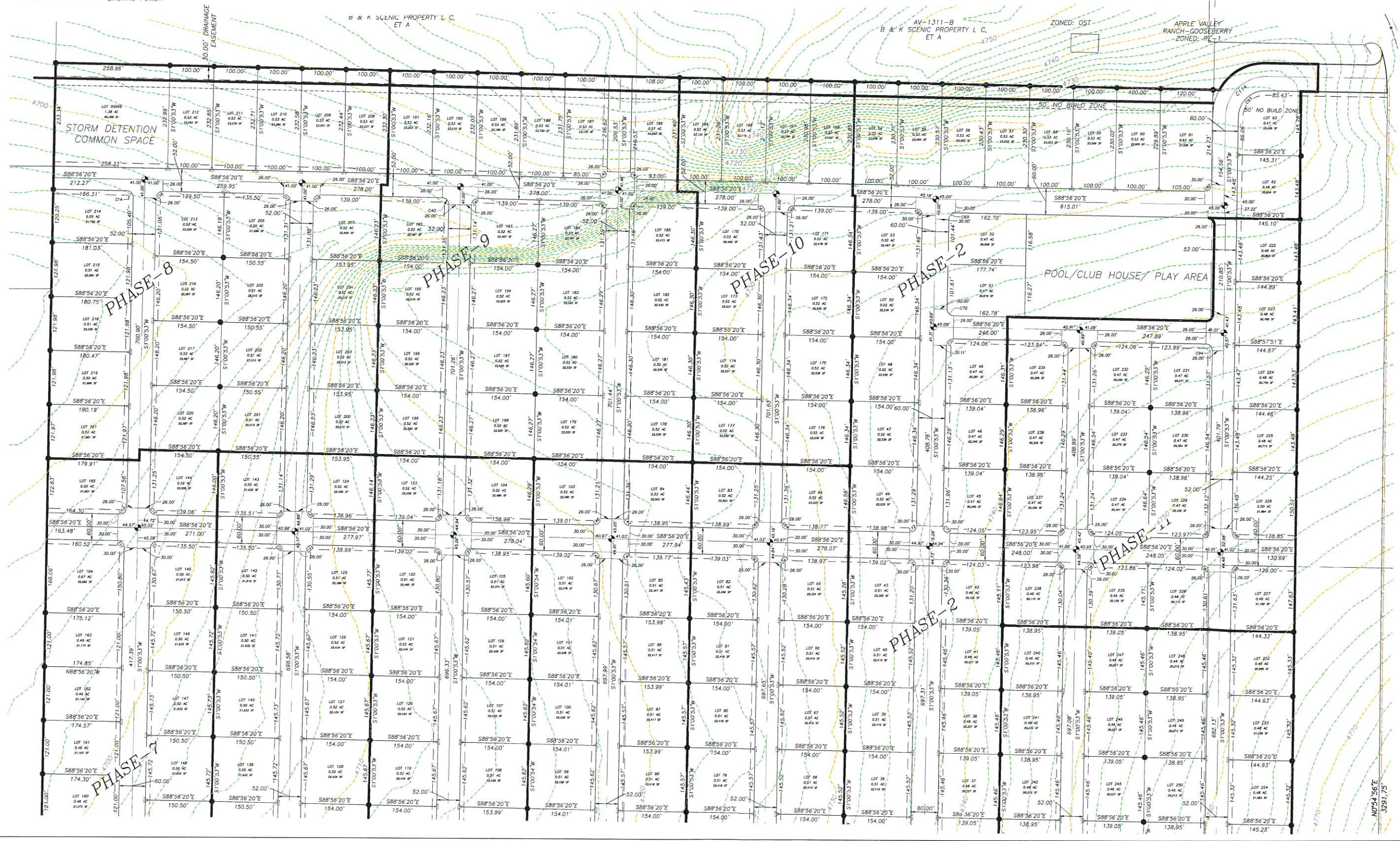
SHEET NO.

1 OF 4

NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.#M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

LEGEND

ADJACENT PROPERTY LINE	SECTION CORNER AS DESCRIBED
PHASE LINE	SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
STREET CENTERLINE	SET CENTERLINE MONUMENT WITH RING AND LID
10' PUBLIC UTILITY EASEMENT (P.U.E.)	SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
EXISTING WASH	
50' NO BUILD ZONE	
2' CONTOUR	
10' CONTOUR	
EXISTING 8" WATERLINE	
EXISTING POWER	



REVISIONS	
NO.	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Apple Valley, Utah 84301
Phone: (435) 669-8307



NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.#M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/03/2022
SCALE: 1"=100'
JOB NO.: 276-029
SHEET NO.: 2 OF 4

Item 5.

CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGEND

- | | | |
|--------------------------------------|---|--|
| ADJACENT PROPERTY LINE | ⚡ | SECTION CORNER AS DESCRIBED |
| PHASE LINE | ● | SET PROVALUE ENGINEERING REBAR & CAP |
| STREET CENTERLINE | ● | P.L.S. #7837685 |
| 10' PUBLIC UTILITY EASEMENT (P.U.E.) | ⚡ | SET CENTERLINE MONUMENT WITH RING AND LID |
| SECTION LINE | ⚡ | SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION |
| EXISTING WASH | ⚡ | |
| 50' NO BUILD ZONE | ⚡ | |
| 2' CONTOUR | ⚡ | |
| 10' CONTOUR | ⚡ | |
| EXISTING 8" WATERLINE | ⚡ | |
| EXISTING POWER | ⚡ | |

[illegible]

tem 5.

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1

20 South 850 West, Suite 1
APPLE VALLEY CITY, Utah 84737
Phone: (435) 668-8307



SOUTH LOUISIANA PRELIMINARY PLAN FOR:

CRIMSON PEAKS

LOCATED IN SECTION 13, T42S, R12W, S12E, NE,
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/05/2022
SCALE: 1"=100'

NOB NO.
176-029

SHEET NO:

PRELIMINARY PLAT CURVE AND LINE TABLE FOR:
CRIMSON PEAKS

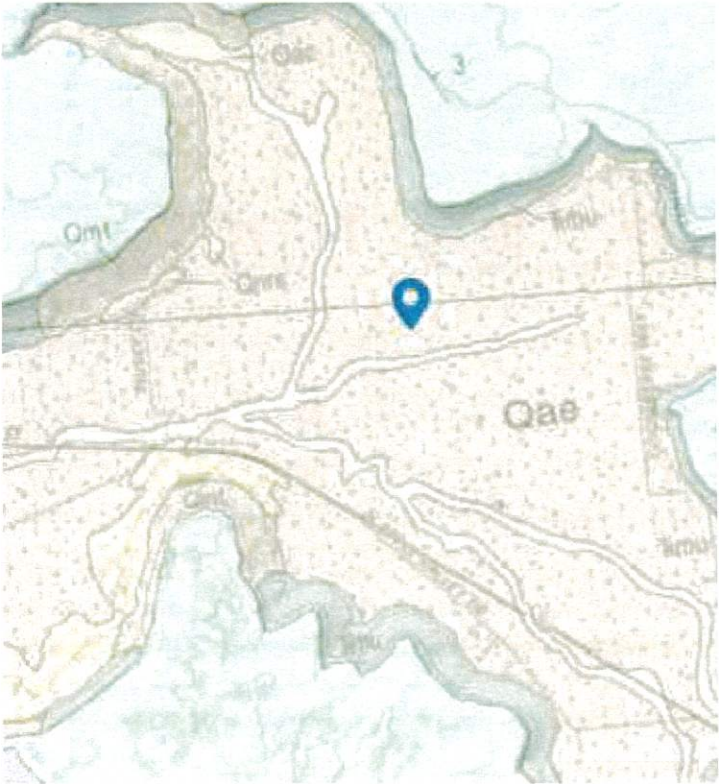
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.81'	15.00'	21.39'	S45°34'32"W	90°57'16"
C2	95.35'	215.00'	94.58'	N55°29'52"E	25°24'41"
C3	90.88'	155.00'	89.59'	N51°24'23"E	33°35'40"
C4	90.88'	155.00'	89.59'	N17°48'43"E	33°35'40"
C5	20.62'	15.00'	19.04'	N20°38'07"W	78°46'36"
C6	36.43'	185.00'	36.37'	S24°27'22"W	11°16'58"
C7	36.43'	185.00'	36.37'	N35°44'21"E	11°16'58"
C8	66.80'	215.00'	66.53'	N9°56'34"E	17°48'06"
C9	21.60'	15.00'	19.78'	N51°08'00"E	82°30'42"
C10	20.67'	15.00'	19.07'	S43°18'07"E	78°56'38"
C11	23.82'	15.00'	21.39'	N43°26'33"W	90°58'08"
C12	23.77'	15.00'	21.36'	S45°16'29"E	90°47'22"
C13	23.49'	15.00'	21.16'	S46°53'32"W	89°43'43"
C14	23.56'	15.00'	21.21'	N43°59'08"W	89°59'59"
C15	5.27'	50.00'	5.27'	S3°00'45"E	6°02'13"
C16	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C17	23.61'	15.00'	21.25'	N44°04'51"W	90°11'29"
C18	23.54'	15.00'	21.20'	N45°52'08"E	89°54'35"
C19	23.44'	15.00'	21.13'	N46°23'03"E	89°32'26"
C20	23.42'	15.00'	21.11'	S44°12'48"E	89°27'41"
C21	23.72'	15.00'	21.33'	N43°40'48"W	90°36'42"
C22	23.77'	15.00'	21.36'	S45°38'57"W	90°48'34"
C23	21.65'	15.00'	19.82'	N50°20'14"E	82°41'07"
C24	21.61'	15.00'	19.79'	S48°17'38"E	82°33'42"
C25	20.42'	15.00'	18.88'	S42°23'11"E	78°00'45"
C26	21.78'	15.00'	19.92'	N49°58'37"E	83°12'38"
C27	79.20'	155.00'	78.34'	N74°32'23"W	29°16'35"
C28	23.45'	15.00'	21.14'	S46°21'06"W	89°34'55"
C29	23.54'	15.00'	21.19'	N44°13'38"W	89°54'03"
C30	23.71'	15.00'	21.32'	S45°43'56"W	90°34'25"
C31	23.78'	15.00'	21.37'	N43°34'34"W	90°49'41"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	21.96'	15.00'	20.05'	S47°24'38"E	83°53'24"
C33	22.70'	15.00'	20.60'	N47°50'54"E	86°43'28"
C34	26.01'	15.00'	22.87'	N41°57'43"E	99°21'40"
C35	24.26'	15.00'	21.70'	S42°38'03"E	92°39'13"
C36	23.52'	15.00'	21.19'	N44°00'02"W	89°51'03"
C37	23.63'	15.00'	21.26'	S46°04'20"W	90°15'05"
C38	23.48'	15.00'	21.15'	N46°01'46"E	89°40'42"
C39	23.56'	15.00'	21.21'	S44°03'25"E	89°58'16"
C40	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C41	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C42	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C43	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C44	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C45	23.56'	15.00'	21.21'	S46°00'51"W	90°00'00"
C46	23.62'	15.00'	21.25'	N45°52'44"E	90°13'03"
C47	23.70'	15.00'	21.31'	S43°54'07"E	90°30'49"
C48	23.49'	15.00'	21.16'	N44°05'11"W	89°44'21"
C49	22.71'	15.00'	20.60'	N44°38'14"E	86°43'38"
C50	22.36'	15.00'	20.34'	N48°30'02"E	85°23'57"
C51	22.38'	15.00'	20.36'	N46°27'47"W	85°30'08"
C52	22.33'	15.00'	20.32'	S46°33'25"E	85°17'18"
C53	22.51'	15.00'	20.46'	N48°16'36"E	85°59'19"
C54	23.64'	15.00'	21.27'	S45°49'58"W	90°18'21"
C55	23.19'	15.00'	20.95'	N44°42'23"W	88°35'28"
C56	24.31'	15.00'	21.74'	S44°38'59"W	92°52'16"
C57	24.38'	15.00'	21.79'	N42°29'51"W	93°08'02"
C58	24.42'	15.00'	21.81'	S42°26'07"E	93°17'20"
C59	24.32'	15.00'	21.74'	N44°37'51"E	92°53'47"
C60	23.35'	15.00'	21.06'	S46°23'11"W	89°12'02"
C61	23.04'	15.00'	20.84'	S45°02'47"E	88°01'01"
C62	23.36'	15.00'	21.07'	S44°16'11"E	89°14'19"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C63	23.57'	15.00'	21.22'	S46°05'37"W	90°01'44"
C64	24.00'	15.00'	21.52'	S44°01'51"E	91°39'28"
C65	23.75'	15.00'	21.34'	N45°42'18"E	90°42'49"
C66	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C67	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C68	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C69	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C70	23.24'	15.00'	20.98'	N44°38'26"W	88°45'35"
C71	23.54'	15.00'	21.20'	S45°58'28"W	89°55'11"
C72	23.86'	15.00'	21.43'	N45°31'06"E	91°09'18"
C73	23.25'	15.00'	20.99'	S44°34'23"E	88°47'22"
C74	22.65'	15.00'	20.56'	N45°44'51"W	86°30'54"
C75	23.33'	15.00'	21.05'	N46°33'06"E	89°05'45"
C76	23.09'	15.00'	20.88'	N46°54'35"E	88°12'09"
C77	23.26'	15.00'	21.00'	N44°35'40"W	88°51'20"
C78	23.99'	15.00'	21.51'	S43°11'51"E	91°38'01"
C79	23.89'	15.00'	21.44'	N45°26'05"E	91°15'15"
C80	24.62'	15.00'	21.95'	S44°07'24"W	94°03'10"
C81	24.70'	15.00'	22.00'	N41°57'49"W	94°21'03"
C82	22.26'	15.00'	20.27'	N47°42'57"E	85°01'15"
C83	23.49'	15.00'	21.16'	S44°06'49"E	89°43'14"
C84	23.47'	15.00'	21.15'	S46°11'17"W	89°39'39"
C85	23.55'	15.00'	21.21'	N43°59'52"W	89°58'11"
C86	23.61'	15.00'	21.25'	S43°47'00"E	90°11'52"
C87	23.46'	15.00'	21.14'	N46°56'04"E	89°36'57"
C88	23.97'	15.00'	21.50'	S43°11'29"E	91°34'16"
C89	23.96'	15.00'	21.50'	N45°17'51"E	91°31'58"
C90	23.63'	15.00'	21.26'	N43°56'12"W	90°15'53"
C91	23.49'	15.00'	21.17'	S46°03'59"W	89°44'31"
C92	23.56'	15.00'	21.21'	N46°01'30"E	89°58'46"
C93	94.03'	60.00'	84.70'	S46°12'00"W	89°47'41"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C94	23.20'	15.00'	20.95'	N44°33'53"W	88°36'49"
C95	23.07'	15.00'	20.87'	N46°56'58"E	88°08'14"
C96	23.33'	15.00'	21.05'	N45°18'30"W	89°07'10"
C97	23.01'	15.00'	20.82'	S44°47'43"E	87°52'57"
C98	24.02'	15.00'	21.54'	N45°14'20"E	91°46'03"
C99	23.55'	15.00'	21.20'	S45°56'37"W	89°56'09"
C100	23.71'	15.00'	21.31'	S43°40'58"E	90°32'57"
C101	19.58'	15.00'	18.22'	N36°21'30"W	74°47'02"
C102	37.78'	50.00'	36.89'	N52°11'30"W	43°17'27"
C103	131.00'	50.00'	96.62'	N44°30'47"E	150°07'07"
C104	47.47'	50.00'	45.71'	S33°13'46"E	54°23'47"
C105	182.12'	155.00'	171.82'	S34°32'37"W	67°19'11"
C106	100.65'	215.00'	99.74'	N54°47'31"E	26°49'23"
C107	20.61'	15.00'	19.03'	N80°44'21"E	78°43'02"
C108	109.05'	215.00'	107.88'	S74°36'07"E	29°03'39"
C109	93.75'	185.00'	92.75'	S74°25'14"E	29°02'11"
C110	86.61'	185.00'	85.82'	N54°47'31"E	26°49'23"
C112	217.37'	185.00'	205.08'	N34°32'37"E	67°19'11"
C113	57.47'	185.00'	57.24'	N9°54'53"E	17°48'01"



WATER PLAN

- IT'S PLANNED TO HAVE WATER FOR THIS SUBDIVISION SERVICED BY BIG PLAINS SPECIAL SERVICE DISTRICT.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

SEWER PLAN

- THE PLAN IS TO INSTALL A 6" PRESSURE SEWER MAIN FROM ROME AVE. DOWN GUBLER DRIVE TOWARD THE SEWER TREATMENT CENTER THAT WILL BE INSTALLED WEST OF DESERT ROSE BOULEVARD, JUST SOUTH OF COULDS WASH.
- THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

SOILS DESCRIPTION OF PROPERTY:
QAE: MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE-TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEQ) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

SOILS DESCRIPTION OF PROPERTY:
QA: STRATIFIED, MODERATELY TO WELL-SORTED GRAVEL, SAND, SILT, AND MINOR CLAY DEPOSITED IN RIVER AND STREAM CHANNELS AND FLOOD PLAINS; INCLUDES LOCAL SMALL ALLUVIAL-FAN AND COLLUVIAL DEPOSITS. STREAM-TERRACE DEPOSITS LESS THAN ABOUT 10 FEET (<3 M) ABOVE MODERN BASE LEVEL, AND HIGHER-LEVEL STREAM-TERRACE DEPOSITS TOO SMALL TO MAP SEPARATELY; TYPICALLY 10 TO 25 FEET (3-8 M) THICK.

PLAN FOR STORM DRAINAGE

- DETENTION BASINS WILL BE INSTALLED ON THE NORTHWEST AND SOUTHWEST CORNERS OF THIS PROJECT. CURB & GUTTER WITH CATCH BASINS WILL BE INSTALLED ON ALL ROADS

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

- COORDINATE WITH CABLE AND PHONE COMPANIES THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENT IN THE PUBLIC UTILITY EASEMENT THE SIDE OF EACH ROAD RIGHT-OF-WAY.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - and Planners
30 South 800 West, Suite 100
Provo, Utah 84601
Phone: (435) 468-8287



CURVE AND LINE TABLE FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/09/2022
SCALE: 1"=100'

JOB NO:
276-0228

SHEET NO:
4 OF 4

Item 5.



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

Fee: \$2,700.00

Item 5.

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Travis Holm, Scout Holm		Phone: [REDACTED]	
Address/Location of Property: Crimson Peaks subdivision		Parcel ID: Attached***	
Subdivision Name: Crimson Peaks		Phase: 1-12	
For Planned Development Purposes: Acreage in Parcel 176.087		Acreage in Application 176.087 # of Lots 262	
Proposed Use Single Family 1/2			
Signature 	Title Agent	Date 4-1-23	

Official Use Only	Amount Paid: \$ 2,700	Receipt No: 44496
Date Received: RECEIVED APR 11 2023	Date Application Deemed Complete:	
By:	By:	

Submittal Requirements: The preliminary plat application shall provide the following:

- ☐ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
- ☐ a. The proposed name of the subdivision
 - ☐ b. The location of the subdivision, including the address and section, township and range.
 - ☐ c. The names and addresses of the owner or subdivider, if other than named above.
 - ☐ d. Date of preparation, and north point.
 - ☐ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.
- ☐ 2. Existing Conditions: The preliminary plat shall show:
- ☐ a. The location of the nearest monument.
 - ☐ b. The boundary of the proposed subdivision and the acreage included.
 - ☐ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)

feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

- _____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- _____ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- _____ h. Contours at vertical intervals not greater than five (5) feet.
- _____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- _____ j. Information on whether property is located in desert tortoise take area.

☐ 3. Proposed Plan: The subdivision plans shall show:

- _____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- _____ b. The layout, numbers and typical dimensions of lots.
- _____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- _____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- _____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- _____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- _____ g. Approximate radius of all center line curves on highways or streets.
- _____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- _____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- _____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- _____ k. A letter from Ash Creek Special Service District, and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.
- _____ l. Will this subdivision be phased? If yes, show possible phasing lines.
- _____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4. Required copies of plans:

- _____ a. Three copies of all full-scale drawings.

_____b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

- ☐ 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

PARCEL ID:

AV-1325

AV-1317-B, AV-1317-D, AV-1313-D-2

AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315,

AV-1-2-19-316, AV-1-2-19-317

AV-1322-A, AV-1323-A,

AV-1324-A

NW COR. SEC. 19,
T42S, R11W, S.L.B.&M.

PRELIMINARY PLAT FOR: CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

AV-1311-B
B & K SCENIC PROPERTY L C, ET A
ZONED: OST

AV-1311-B
B & K SCENIC PROPERTY L C, ET A
ZONED: OST

ZONED: RE-1

AV-1313-D
171 EQUITY LLC
ZONED: OST

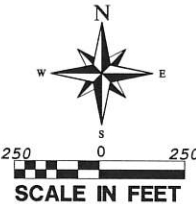
AV-1313-E
SOUTHERN UTAH
HILLSIDE
PROPERTIES LLC
ZONED: OST

AV-1313-D-1
STANDARD
DEVELOPMENT LLC
ZONED: A-40

W 1/4 COR. SEC. 19,
T42S, R11W, S.L.B.&M.

PHASE TABLE

PHASE NO.	NO. OF LOTS
PHASE 1	29
PHASE 2	34
PHASE 3	20
PHASE 4	20
PHASE 5	20
PHASE 6	20
PHASE 7	22
PHASE 8	12
PHASE 9	22
PHASE 10	22
PHASE 11	18
PHASE 12	23
TOTAL	262



REZONE AREA TO 1/2 ACRE
12.47 ACRE REZONE

AV-1315-B-1-A-1
QUARTER CIRCLE
2 RANCH LC
ZONED: OST

AV-1319-A
2000 MAIN LLC
ZONED: RE-1

AV-1319-E
2000 MAIN LLC
ZONED: OST

AV-1319-C
CUBLER STEPHEN L
ZONED: OST

AV-1317
CURTIS JEFF & TONI,
HUGHES DENICE &
BECKY
ZONED: OST

AV-1313-D-1
STANDARD
DEVELOPMENT LLC
ZONED: A-40

AV-1318
BRADSHAW NANCY C TR
ZONED: A-40

AV-1313-D-1
STANDARD
DEVELOPMENT LLC
ZONED: A-40

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S0°04'01"W 764.72 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY SR-59;
RUNNING THENCE N53°09'51"W ALONG SAID LINE, 100.00 FEET;
THENCE DEPARTING SAID LINE AND RUNNING EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N81°50'09"E 35.36 FEET);
THENCE N36°50'09"E 1200.72 FEET;
THENCE NORTHERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 172.56 FEET, THROUGH A CENTRAL ANGLE OF 35°57'09" (LONG CHORD BEARS: N18°51'34"E 169.74 FEET);
THENCE N00°53'02"E 707.83 FEET;
THENCE S88°59'07"E 50.00 FEET TO THE WEST SECTIONAL LOT LINES OF LOTS 11, 8 AND 5; THENCE N00°53'02"E ALONG SAID LINES, 2577.40 FEET; THENCE S88°54'25"E 2640.76 FEET; THENCE S88°49'25"E 12.94 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET AND A RADIAL BEARING OF S60°17'48"E, A DISTANCE OF 128.57 FEET, THROUGH A CENTRAL ANGLE OF 61°23'24" (LONG CHORD BEARS: N60°23'54"E 122.51 FEET);
THENCE S88°54'24"E 242.78 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 46.98 FEET, THROUGH A CENTRAL ANGLE OF 107°40'13" (LONG CHORD BEARS: N37°15'29"E 40.37 FEET);
THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 271.45 FEET AND A RADIAL BEARING OF S73°16'35"W, A DISTANCE OF 84.16 FEET, THROUGH A CENTRAL ANGLE OF 17°45'48" (LONG CHORD BEARS: S07°50'31"E 83.82 FEET);
THENCE S00°53'44"W 12.32 FEET; THENCE N88°54'24"W 197.95 FEET;
THENCE S00°53'44"W 2146.14 FEET; THENCE N89°00'18"W 659.20 FEET;
THENCE S00°59'42"W 660.12 FEET; THENCE N88°59'07"W 144.30 FEET;
THENCE N88°59'07"W 2035.53 FEET; THENCE S00°53'02"W 474.73 FEET;
THENCE SOUTHERLY ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 203.93 FEET, THROUGH A CENTRAL ANGLE OF 35°57'06" (LONG CHORD BEARS: S18°51'35"W 200.60 FEET);
THENCE S36°50'09"W 1200.72 FEET;
THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.26 FEET, THROUGH A CENTRAL ANGLE OF 89°59'59" (LONG CHORD BEARS: S08°09'51"E 35.35 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 7,670,369 SQUARE FEET OR 176.087 ACRES.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGWS-MODERATELY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER & SEWER DISTRICT.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

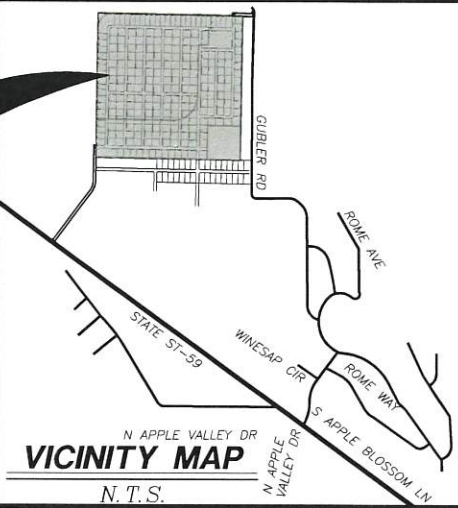
DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

LEGEND

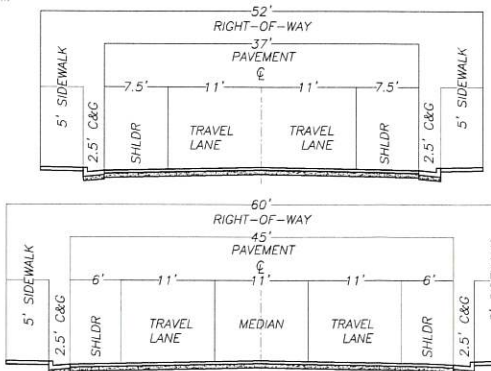
- ADJACENT PROPERTY LINE
- PHASE LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- 2' CONTOUR
- 4710' CONTOUR
- EXISTING 8" WATERLINE
- EXISTING POWER
- EXISTING WASH
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

PROJECT LOCATION



GENERAL NOTES:

- A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG STREET RIGHTS-OF-WAY AS SHOWN HEREIN TO BE CONVEYED BY THIS PLAT.
- ALL BACK LOT CORNERS TO BE SET WITH A 5/8" PROVALUE ENGINEERING REBAR CAP. ALL SIDE LOT LINES TO BE PROJECTED INTO THE TOP BACK OF CURB AND SET WITH A P.K. NAIL.
- THIS SUBDIVISION WILL HAVE PRESSURIZED SEWER AND EACH LOT IS REQUIRED TO INSTALL A SEPTIC TANK WITH AN EFFLUENT PUMP AND A DUAL CHECK VALVE. THE SEPTIC TANK SHALL BE AT LEAST 1,000 GALLONS FOR 1 TO 3 BEDROOMS AND ADDITIONAL 250 GALLONS PER DAY PER BEDROOM ABOVE 3 BEDROOMS. EFFLUENT WILL BE TREATED AND DISPOSED OF ON A WEST 12 ACRE PARCEL.



TYPICAL SECTIONS

NO.	DATE	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Apple Valley, UT 84713
Phone: (435) 668-8387



PRELIMINARY PLAT FOR:

CRIMSON PEAKS

LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/09/2022
SCALE: 1"=250'

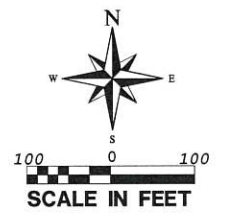
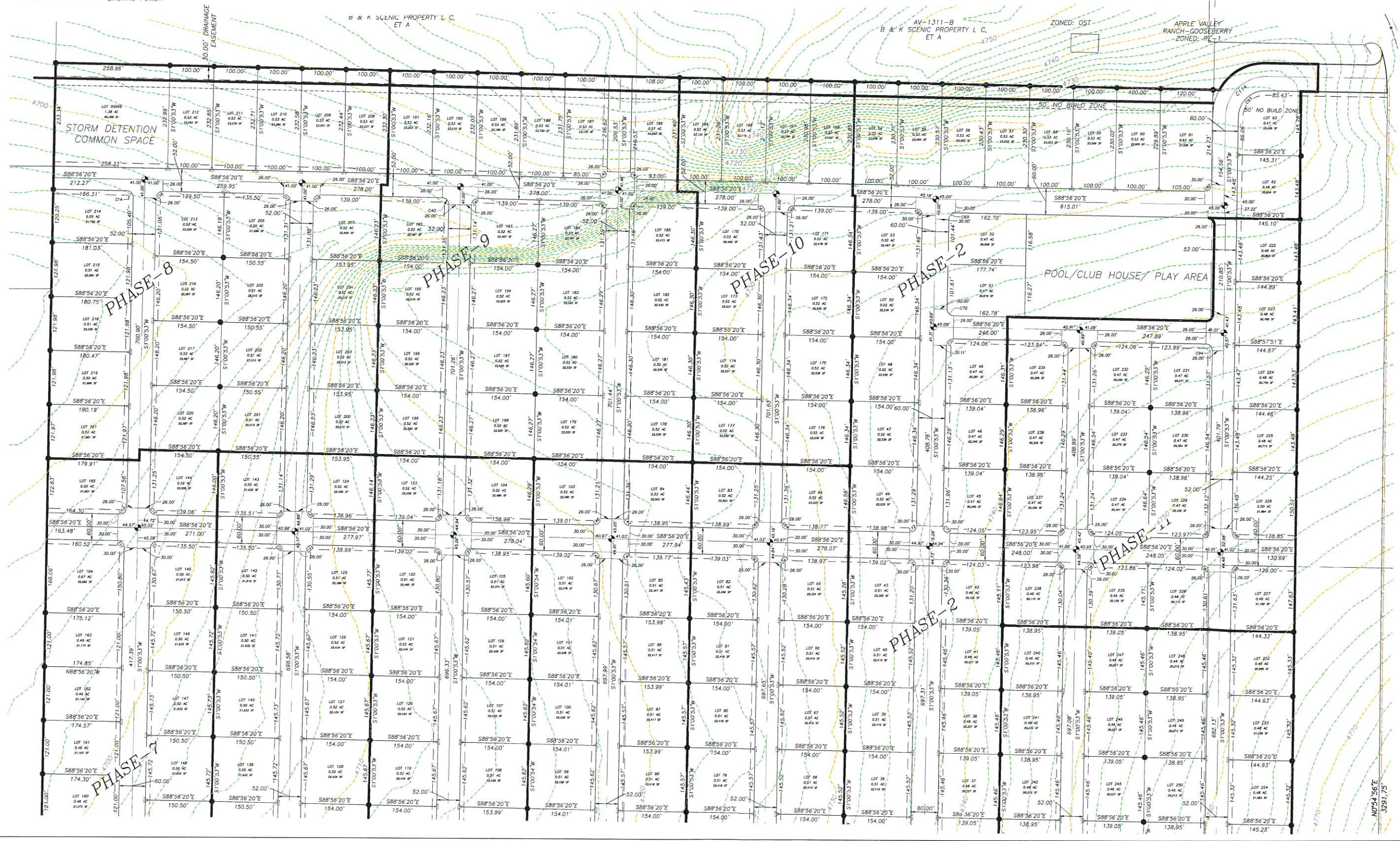
JOB NO.
216-029

SHEET NO.
1 OF 4

NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.#M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

LEGEND

ADJACENT PROPERTY LINE	SECTION CORNER AS DESCRIBED
PHASE LINE	SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
STREET CENTERLINE	SET CENTERLINE MONUMENT WITH RING AND LID
10' PUBLIC UTILITY EASEMENT (P.U.E.)	SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
EXISTING WASH	
50' NO BUILD ZONE	
2' CONTOUR	
10' CONTOUR	
EXISTING 8" WATERLINE	
EXISTING POWER	



REVISIONS	
NO.	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Apple Valley, Utah 84301
Phone: (435) 669-8307

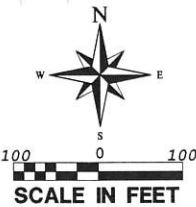


NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.#M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/03/2022
SCALE: 1"=100'
JOB NO: 276-029
SHEET NO: 2 OF 4

Item 5.

SOUTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGEND

- | | |
|--------------------------------------|---|
| ADJACENT PROPERTY LINE | SECTION CORNER AS DESCRIBED |
| PHASE LINE | SET PROVALUE ENGINEERING REBAR & CAP
P.L.S. #7837685 |
| STREET CENTERLINE | SET CENTERLINE MONUMENT WITH RING AND LID |
| 10' PUBLIC UTILITY EASEMENT (P.U.E.) | SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION |
| SECTION LINE | |
| EXISTING WASH | |
| 50' NO BUILD ZONE | |
| 2' CONTOUR | |
| 4710 | |
| 10' CONTOUR | |
| EXISTING 8" WATERLINE | |
| EXISTING POWER | |



REVISIONS	
NO.	DESCRIPTION

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Apple Valley, Utah 84301
Phone: (435) 668-8307



SOUTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/09/2022
SCALE: 1"=100'
JOB NO:
276-079
SHEET NO:
3 OF 4

Item 5.

PRELIMINARY PLAT CURVE AND LINE TABLE FOR:
CRIMSON PEAKS

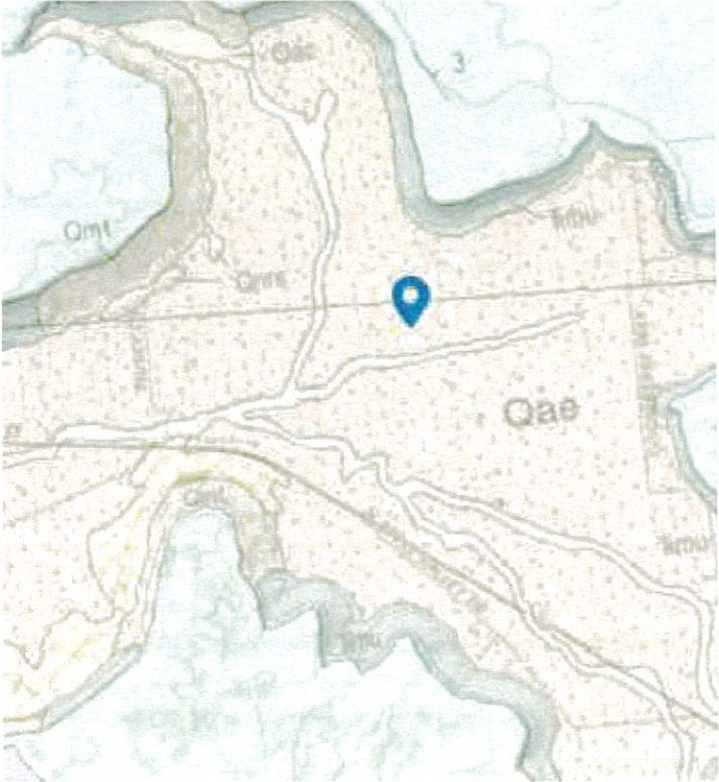
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.81'	15.00'	21.39'	S45°34'32"W	90°57'16"
C2	95.35'	215.00'	94.58'	N55°29'52"E	25°24'41"
C3	90.88'	155.00'	89.59'	N51°24'23"E	33°35'40"
C4	90.88'	155.00'	89.59'	N17°48'43"E	33°35'40"
C5	20.62'	15.00'	19.04'	N20°38'07"W	78°46'36"
C6	36.43'	185.00'	36.37'	S24°27'22"W	11°16'58"
C7	36.43'	185.00'	36.37'	N35°44'21"E	11°16'58"
C8	66.80'	215.00'	66.53'	N9°56'34"E	17°48'06"
C9	21.60'	15.00'	19.78'	N51°08'00"E	82°30'42"
C10	20.67'	15.00'	19.07'	S43°18'07"E	78°56'38"
C11	23.82'	15.00'	21.39'	N43°26'33"W	90°58'08"
C12	23.77'	15.00'	21.36'	S45°16'29"E	90°47'22"
C13	23.49'	15.00'	21.16'	S46°53'32"W	89°43'43"
C14	23.56'	15.00'	21.21'	N43°59'08"W	89°59'59"
C15	5.27'	50.00'	5.27'	S3°00'45"E	6°02'13"
C16	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C17	23.61'	15.00'	21.25'	N44°04'51"W	90°11'29"
C18	23.54'	15.00'	21.20'	N45°52'08"E	89°54'35"
C19	23.44'	15.00'	21.13'	N46°23'03"E	89°32'26"
C20	23.42'	15.00'	21.11'	S44°12'48"E	89°27'41"
C21	23.72'	15.00'	21.33'	N43°40'48"W	90°36'42"
C22	23.77'	15.00'	21.36'	S45°38'57"W	90°48'34"
C23	21.65'	15.00'	19.82'	N50°20'14"E	82°41'07"
C24	21.61'	15.00'	19.79'	S48°17'38"E	82°33'42"
C25	20.42'	15.00'	18.88'	S42°23'11"E	78°00'45"
C26	21.78'	15.00'	19.92'	N49°58'37"E	83°12'38"
C27	79.20'	155.00'	78.34'	N74°32'23"W	29°16'35"
C28	23.45'	15.00'	21.14'	S46°21'06"W	89°34'55"
C29	23.54'	15.00'	21.19'	N44°13'38"W	89°54'03"
C30	23.71'	15.00'	21.32'	S45°43'56"W	90°34'25"
C31	23.78'	15.00'	21.37'	N43°34'34"W	90°49'41"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	21.96'	15.00'	20.05'	S47°24'38"E	83°53'24"
C33	22.70'	15.00'	20.60'	N47°50'54"E	86°43'28"
C34	26.01'	15.00'	22.87'	N41°57'43"E	99°21'40"
C35	24.26'	15.00'	21.70'	S42°38'03"E	92°39'13"
C36	23.52'	15.00'	21.19'	N44°00'02"W	89°51'03"
C37	23.63'	15.00'	21.26'	S46°04'20"W	90°15'05"
C38	23.48'	15.00'	21.15'	N46°01'46"E	89°40'42"
C39	23.56'	15.00'	21.21'	S44°03'25"E	89°58'16"
C40	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C41	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C42	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C43	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C44	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C45	23.56'	15.00'	21.21'	S46°00'51"W	90°00'00"
C46	23.62'	15.00'	21.25'	N45°52'44"E	90°13'03"
C47	23.70'	15.00'	21.31'	S43°54'07"E	90°30'49"
C48	23.49'	15.00'	21.16'	N44°05'11"W	89°44'21"
C49	22.71'	15.00'	20.60'	N44°38'14"E	86°43'38"
C50	22.36'	15.00'	20.34'	N48°30'02"E	85°23'57"
C51	22.38'	15.00'	20.36'	N46°27'47"W	85°30'08"
C52	22.33'	15.00'	20.32'	S46°33'25"E	85°17'18"
C53	22.51'	15.00'	20.46'	N48°16'36"E	85°59'19"
C54	23.64'	15.00'	21.27'	S45°49'58"W	90°18'21"
C55	23.19'	15.00'	20.95'	N44°42'23"W	88°35'28"
C56	24.31'	15.00'	21.74'	S44°38'59"W	92°52'16"
C57	24.38'	15.00'	21.79'	N42°29'51"W	93°08'02"
C58	24.42'	15.00'	21.81'	S42°26'07"E	93°17'20"
C59	24.32'	15.00'	21.74'	N44°37'51"E	92°53'47"
C60	23.35'	15.00'	21.06'	S46°23'11"W	89°12'02"
C61	23.04'	15.00'	20.84'	S45°02'47"E	88°01'01"
C62	23.36'	15.00'	21.07'	S44°16'11"E	89°14'19"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C63	23.57'	15.00'	21.22'	S46°05'37"W	90°01'44"
C64	24.00'	15.00'	21.52'	S44°01'51"E	91°39'28"
C65	23.75'	15.00'	21.34'	N45°42'18"E	90°42'49"
C66	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C67	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C68	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C69	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C70	23.24'	15.00'	20.98'	N44°38'26"W	88°45'35"
C71	23.54'	15.00'	21.20'	S45°58'28"W	89°55'11"
C72	23.86'	15.00'	21.43'	N45°31'06"E	91°09'18"
C73	23.25'	15.00'	20.99'	S44°34'23"E	88°47'22"
C74	22.65'	15.00'	20.56'	N45°44'51"W	86°30'54"
C75	23.33'	15.00'	21.05'	N46°33'06"E	89°05'45"
C76	23.09'	15.00'	20.88'	N46°54'35"E	88°12'09"
C77	23.26'	15.00'	21.00'	N44°35'40"W	88°51'20"
C78	23.99'	15.00'	21.51'	S43°11'51"E	91°38'01"
C79	23.89'	15.00'	21.44'	N45°26'05"E	91°15'15"
C80	24.62'	15.00'	21.95'	S44°07'24"W	94°03'10"
C81	24.70'	15.00'	22.00'	N41°57'49"W	94°21'03"
C82	22.26'	15.00'	20.27'	N47°42'57"E	85°01'15"
C83	23.49'	15.00'	21.16'	S44°06'49"E	89°43'14"
C84	23.47'	15.00'	21.15'	S46°11'17"W	89°39'39"
C85	23.55'	15.00'	21.21'	N43°59'52"W	89°58'11"
C86	23.61'	15.00'	21.25'	S43°47'00"E	90°11'52"
C87	23.46'	15.00'	21.14'	N46°56'04"E	89°36'57"
C88	23.97'	15.00'	21.50'	S43°11'29"E	91°34'16"
C89	23.96'	15.00'	21.50'	N45°17'51"E	91°31'58"
C90	23.63'	15.00'	21.26'	N43°56'12"W	90°15'53"
C91	23.49'	15.00'	21.17'	S46°03'59"W	89°44'31"
C92	23.56'	15.00'	21.21'	N46°01'30"E	89°58'46"
C93	94.03'	60.00'	84.70'	S46°12'00"W	89°47'41"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C94	23.20'	15.00'	20.95'	N44°33'53"W	88°36'49"
C95	23.07'	15.00'	20.87'	N46°56'58"E	88°08'14"
C96	23.33'	15.00'	21.05'	N45°18'30"W	89°07'10"
C97	23.01'	15.00'	20.82'	S44°47'43"E	87°52'57"
C98	24.02'	15.00'	21.54'	N45°14'20"E	91°46'03"
C99	23.55'	15.00'	21.20'	S45°56'37"W	89°56'09"
C100	23.71'	15.00'	21.31'	S43°40'58"E	90°32'57"
C101	19.58'	15.00'	18.22'	N36°21'30"W	74°47'02"
C102	37.78'	50.00'	36.89'	N52°11'30"W	43°17'27"
C103	131.00'	50.00'	96.62'	N44°30'47"E	150°07'07"
C104	47.47'	50.00'	45.71'	S33°13'46"E	54°23'47"
C105	182.12'	155.00'	171.82'	S34°32'37"W	67°19'11"
C106	100.65'	215.00'	99.74'	N54°47'31"E	26°49'23"
C107	20.61'	15.00'	19.03'	N80°44'21"E	78°43'02"
C108	109.05'	215.00'	107.88'	S74°36'07"E	29°03'39"
C109	93.75'	185.00'	92.75'	S74°25'14"E	29°02'11"
C110	86.61'	185.00'	85.82'	N54°47'31"E	26°49'23"
C112	217.37'	185.00'	205.08'	N34°32'37"E	67°19'11"
C113	57.47'	185.00'	57.24'	N9°54'53"E	17°48'01"



WATER PLAN

- IT'S PLANNED TO HAVE WATER FOR THIS SUBDIVISION SERVICED BY BIG PLAINS SPECIAL SERVICE DISTRICT.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

SEWER PLAN

- THE PLAN IS TO INSTALL A 6" PRESSURE SEWER MAIN FROM ROME AVE. DOWN GUBLER DRIVE TOWARD THE SEWER TREATMENT CENTER THAT WILL BE INSTALLED WEST OF DESERT ROSE BOULEVARD, JUST SOUTH OF COULDS WASH.
- THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

SOILS DESCRIPTION OF PROPERTY:
QAE: MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE-TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEQ) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

SOILS DESCRIPTION OF PROPERTY:
QA: STRATIFIED, MODERATELY TO WELL-SORTED GRAVEL, SAND, SILT, AND MINOR CLAY DEPOSITED IN RIVER AND STREAM CHANNELS AND FLOOD PLAINS; INCLUDES LOCAL SMALL ALLUVIAL-FAN AND COLLUVIAL DEPOSITS. STREAM-TERRACE DEPOSITS LESS THAN ABOUT 10 FEET (<3 M) ABOVE MODERN BASE LEVEL, AND HIGHER-LEVEL STREAM-TERRACE DEPOSITS TOO SMALL TO MAP SEPARATELY; TYPICALLY 10 TO 25 FEET (3-8 M) THICK.

PLAN FOR STORM DRAINAGE

- DETENTION BASINS WILL BE INSTALLED ON THE NORTHWEST AND SOUTHWEST CORNERS OF THIS PROJECT. CURB & GUTTER WITH CATCH BASINS WILL BE INSTALLED ON ALL ROADS

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

- COORDINATE WITH CABLE AND PHONE COMPANIES THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENT IN THE PUBLIC UTILITY EASEMENT THE SIDE OF EACH ROAD RIGHT-OF-WAY.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 100
Provo, Utah 84601
Phone: (435) 468-8287



CURVE AND LINE TABLE FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 04/09/2022
SCALE: 1"=100'

JOB NO:
276-0228

SHEET NO:
4 OF 4

Item 5.



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

Parcel ID# AV-1325, AV-1317-D, AV-1313-D-2, AV-1313-D-1 Item 5.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as
Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s)
AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2 within the Town of Apple Valley, Washington County, Utah.
AV-1313-D-1

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

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

Signature(s):

[Signature]
Name

Applicant/Owner

4-5-23
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)
)
County of Washington)

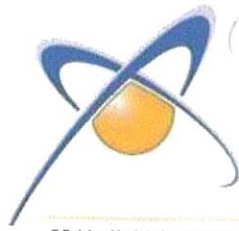
On this 5 day of April, in the year 2023, before me, Sophie McDougal a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(seal)

[Signature]
(notary signature)





Affiliated Real Estate Solutions

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Item 5.

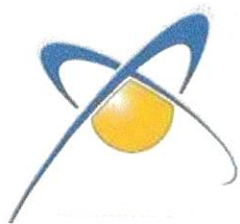
Effective Date	March 29, 2023	File #	25298
Property and Ownership Report			
Client	Elwin Prince / SUTC	Order #	Ownership Report
Current Owner	Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz		
Property Address	"Proposed Crimson Peaks" see attached Exhibit "A"	Apple Valley	Utah
APN #/Parcel #	See attached Exhibit "Parcel No. / Taxes"	County Location	Washington

Vesting Deed Information			
Grantor Prior Owner	*See attached Exhibit "FULL VESTING"	Deed Date	N/A
Grantee (s)		Recorded Date	N/A
Consideration	\$10.00 and other good and valuable consideration	Instrument #	N/A
Notes:	See Attached for complete legal and vesting	Deed Type	N/A
See attached for additional ownership documents			

Additional Information		
Covenants, Restrictions, Easements, Right of Way, P.O.A., Agreements, Resolutions, Farmland/Greenbelt, Etc.		
Document	Entry #	Recorded Date
NOT INCLUDED IN THIS REPORT		

Property Information			
Land	*NOT INCLUDED IN THIS REPORT	2022 Tax Amount	\$0.00
Improvements			
Total		DUE 11/30/2022	

Judgments and Liens			
Doc # or Case #	Description	Date Recorded	Amount
NOT INCLUDED			



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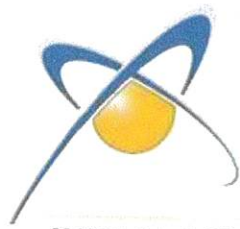
Item 5.

EXHIBIT "A" LEGAL DESCRIPTION

Commencing at the Southwest corner of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence South $00^{\circ}04'01''$ West 764.72 feet to the point of beginning, said point being on the Northwestern right-of-way line of State Highway SR-59; running thence North $53^{\circ}09'51''$ West along said line, 100.00 feet; thence departing said line and running Easterly along the arc of a 25.00 foot radius curve to the Left a distance of 39.27 feet, through a central angle of $90^{\circ}00'00''$ (long chord bears: North $81^{\circ}50'09''$ East 35.36 feet); thence North $36^{\circ}50'09''$ East 1200.72 feet; thence Northerly along the arc of a 275.00 foot radius curve to the Left a distance of 172.56 feet, through a central angle of $35^{\circ}57'09''$ (long chord bears: North $18^{\circ}51'34''$ East 169.74 feet); thence North $00^{\circ}53'02''$ East 707.83 feet; thence South $88^{\circ}59'07''$ East 50.00 feet to the West sectional Lot lines of lots 11, 8 and 5; thence North $00^{\circ}53'02''$ East along said Lot lines, 2577.40 feet; thence South $88^{\circ}54'25''$ East 2640.76 feet; thence South $88^{\circ}49'25''$ East 12.94 feet; thence Northeasterly along the arc of a non-tangent curve to the right, having a radius of 120.00 feet and a radial bearing of South $60^{\circ}17'48''$ East, A distance of 128.57 feet, through a central angle of $61^{\circ}23'24''$ (long chord bears: North $60^{\circ}23'54''$ East 122.51 feet); thence South $88^{\circ}54'24''$ East 242.78 feet; thence Northeasterly along the arc of a 25.00 foot radius curve to the Left a distance of 46.98 feet, through a central angle of $107^{\circ}40'13''$ (long chord bears: North $37^{\circ}15'29''$ East 40.37 feet); thence Southerly along the arc of a non-tangent curve to the Right, having a radius of 271.45 feet and a radial bearing of South $73^{\circ}16'35''$ West, a distance of 84.16 feet, through a central angle of $17^{\circ}45'48''$ (long chord bears: South $07^{\circ}50'31''$ East 83.82 feet); thence South $00^{\circ}53'44''$ West 12.32 feet; thence North $88^{\circ}54'24''$ West 197.95 feet; thence South $00^{\circ}53'44''$ West 2146.14 feet; thence North $89^{\circ}00'18''$ West 659.20 feet; thence South $00^{\circ}59'42''$ West 660.12 feet; thence North $88^{\circ}59'07''$ West 144.30 feet; thence North $88^{\circ}59'07''$ West 2035.53 feet; thence South $00^{\circ}53'02''$ West 474.73 feet; thence Southerly along the arc of a 325.00 foot radius curve to the Right a distance of 203.93 feet, through a central angle of $35^{\circ}57'06''$ (long chord bears: South $18^{\circ}51'35''$ West 200.60 feet); thence South $36^{\circ}50'09''$ West 1200.72 feet; thence Southerly along the arc of a 25.00 foot radius curve to the Left a distance of 39.26 feet, through a central angle of $89^{\circ}59'59''$ (long chord bears: South $08^{\circ}09'51''$ East 35.35 feet) to the point of beginning.

Proposed "CRIMSON PEAKS"

Tax Serial No.(s) AV-1325, AV-1317-B, AV-1323-A, AV-1322-A, AV-1324-A, AV-1313-D-2, AV-1317-D, AV-1-2-19-420, AV-1-2-19-317, AV-1-2-19-316, AV-1-2-19-315, AV-1-2-19-314, AV-1-2-19-312, AV-1-2-19-313



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Item 5.

"FULL VESTING"

Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead Counselling, Inc., a Utah corporation, as to a portion (that portion being taxed under Tax Serial No.AV-1325);

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1317-B, AV-1317-D, AV-1313-D-2);

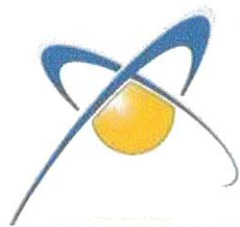
Reggie Scout Holm, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317);

Fred Kravetz and Jackie Kravetz, husband and wife, as joint tenants, as to the remainder (that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A).

NOTE: The effect of WARRANTY DEED, executed by Fred Kravetz and Jackie Kravetz, in favor of The Kravetz Family Living Trust, Dated September 26, 2008, recorded March 15, 2023, as Doc No. 20230006906, Official Washington County Records.

(Note: Said document was rejected by the Washington County Recorders office because of the misspelling of the Grantors name as well as failing to state the name of the Trustee's)

(Affects that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A)



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Item 5.

"Parcel No.'s / Taxes"

Taxes for the year 2021, in the following amount(s), which are liens, now due and payable, but will not become delinquent until December 1, 2021: (For a current payoff contact the Washington County Treasurer's Office at #435-634-5711)

\$16.04 under Tax Serial No. AV-1313-D-2, Account No. 0583172;

\$527.41 under Tax Serial No. AV-1317-D, Account No. 0798641;

\$106.02 under Tax Serial No. AV-1-2-19-420, Account No. 0897049;

\$106.02 under Tax Serial No. AV-1-2-19-312, Account No. 0897272;

\$106.02 under Tax Serial No. AV-1-2-19-313; Account No. 0897289.

(NOTE: Taxes for the year 2021, in the following amount(s), are PAID:

\$5,232.26 under Tax Serial No. AV-1317-B, Account No. 0314685;

\$106.02 under Tax Serial No. AV-1323-A, Account No. 0896084;

\$106.02 under Tax Serial No. AV-1322-A, Account No. 0896077;

\$106.02 under Tax Serial No. AV-1324-A, Account No. 0897001;

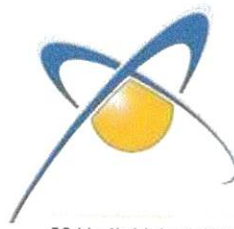
\$106.02 under Tax Serial No. AV-1-2-19-317, Account No. 0905506;

\$106.02 under Tax Serial No. AV-1-2-19-316, Account No. 0905498;

\$106.02 under Tax Serial No. AV-1-2-19-315, Account No. 0905481;

\$106.02 under Tax Serial No. AV-1-2-19-314, Account No. 0905474.

THIS IS AN OWNERSHIP REPORT ONLY AND SHOULD BE ACKNOWLEDGED AS SUCH. THE SERVICE FOR PROVIDING THIS REPORT IS TO SHOW ONLY THE OWNERSHIP, LEGAL DESCRIPTION AND PARCEL NUMBER'S FOR PROPERTIES FOR "PROPOSED CRIMSON PEAKS". THERE ARE NO ENCUMBRANCES, LIENS OR ANY OTHER ITEMS INCLUDED IN THIS REPORT, AND SHOULD NOT BE CONSIDERED AS SUCH.



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Item 5.

This report is not an Abstract of Title, Report of the Condition of Title, Legal Opinion, Opinion of Title, or other Representation of the Status of Title. It is a summary of Public Records requested by our client.

Subject to the effects of:

Rights of way for any roads, ditches, fences, canals, Utilities, improvements, bridges, foot or bike paths, public access, right-of-ways, or transmission lines now existing over, under, or across said property. Subject to any matters that may be disclosed by a Survey.

Various Covenants, Conditions, Restrictions, Resolutions, Annexations, Ordinances and Maps may have been recorded in the abstract records of the parcel in this report and are not specifically referenced in this report. Copies can be obtained upon request.

Said documents may have the ability to assess and collect fees. All such resolutions and special service districts should be contacted by the lender to verify payoff and/or status of fees owing if any.

Documents represent conveyances recorded in the abstract of the County Recorder under the tax parcel I.D. number of the current vested owner(s) at the address provided, other than those listed above, if any.

Judgments not recorded with the County Recorder in Utah are NOT considered liens against the property.

No search bankruptcy or federal tax Lien records. No search for unrecorded liens was performed.

Subject to Information:

No inspection has been made to see if Construction has begun and company makes no assurances that any lien priority has been broken or in force.

No representation is made to the effect, completeness, validity or the accuracy of the various documents reported herein. No opinion as to the effects if any, of said documents are to be inferred or interpreted other than being recorded and abstracted under the legal description of a portion thereof.

This is a report on a Limited Search from the recorded date of the current Vesting Deed or the last Encumbrance of Record, whichever document was recorded last to the effective date of this report. If evidence of Title is required, Title Insurance or an Abstract should be purchased. Liability of this report is limited to the fee paid to Affiliated Real Estate Solutions for this report.

REPORT IS CONTINUED ON NEXT PAGE AND BY THIS REFERENCE MADE A PART HEREOF



Affiliated Real Estate Solutions

Search, Signing, and Recording Services

20 North Main # 403, St. George, UT 84770

Phone: (435) 632-1131 Fax: 435-986-9349

Item 5.

Notes and Comments:

24 Month Chain – Vesting Deed recorded, and no subsequent deeds recorded. See attached additional documents in chain as referenced above, if any.

Assessment verifications will need to be confirmed with the existing Municipality. Proof or full satisfaction that all Special Improvement Districts and/or Special Service Districts affecting said property be must be paid in full or paid current.

Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming be in possession, thereof.

- Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.

- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

- Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.

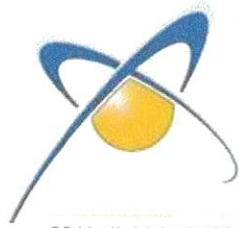
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.

- Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

- Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof.

- Claim, right, title or interest to water or water rights whether or not shown by the Public Records.



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20 North Main # 403, St. George, UT 84770

Phone: (435) 632-1131 Fax: 435-986-9349

Item 5.

•Rights of way for any roads, ditches, fences, rivers, public access, utilities, canals, or transmission lines now existing over, under, or across said property.

REPORT IS CONTINUED ON NEXT PAGE AND BY THIS REFERENCE MADE A PART HEREOF

•Any defect in title to said property by reason of the failure of said property to be assessed on the Washington County Assessment and/or tax rolls.

•Subject to any discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct Survey would disclose.

•Taxes for the current year, and prior are not being assessed on the General Property Tax Rolls.

•Subject to any claim or assertion that title is deemed unmarketable as the result of, or failure of said land to be located within a recorded subdivision.

This report is not an Abstract of Title, Report of the Condition of Title, Legal Opinion, Opinion of Title, or other Representation of the Status of Title. It is a summary of Public Records requested by our client.

The procedures used by the Company to determine validity of the Title, including any search and examination, are proprietary to the Company, and were performed solely for the benefit of the Company, and create NO extra Contractual Liability to any person, or other entity.

The Company's obligation under this report is to issue a Public Record Summary report as requested to a proposed Client identified in accordance with the terms and provisions of this Report. The Company has no liability or obligation involving the content of this Report to any other person and or firm other than the one contracting and paying for this service.

Affiliated Real Estate Solutions

by _____
Britani' K. Cowdin, Title Officer

Date Good through: MARCH 29, 2023
 * * * *



Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen



Re: Crimson Peaks Subdivision

Located: Parcel #AV-1317-D

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that there is power within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this project until its new substation currently under construction is complete.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



Big Plains Water Special Service District

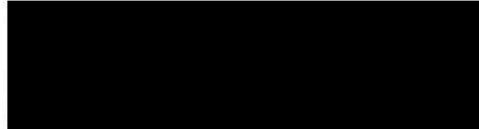
1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

Item 5.

December 15, 2022

Travis Holm



Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter
For
Travis Holm

Crimson Peak Phase 1

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

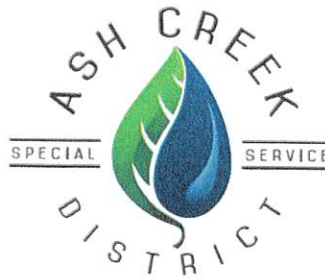
1. This letter is for Lots 1 thru 10, 50 thru 63, and 80 thru 86 (31 lots).
2. Connect to district water main next to Gooseberry Way and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.

A Final Water Service Letter (Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD



April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Crimson Peaks Subdivision

Kyle ,

Ash Creek SSD is providing a conditional will serve for the Crimson Peaks Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016**, am the owner of the real property described in the attached application, do authorize as my agent, **STANDARD DEVELOPMENT/TRAVIS HOLMES**, to represent me regarding the attached application and to appear on my behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as my agent in matters pertaining to the attached application.

Apple Valley Development Trust,

Mark-Linn Bryan
by Mark Bryan, TTE

ACKNOWLEDGMENT

California State }
San Joaquin County }

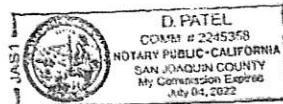
On January 10, 2022 before me, D. Patel Notary Public

personally appeared Mark Bryan, 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 California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH

155

COUNTY OF

Washington

I (we) Brandon Hansen, 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 knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Brandon Hansen

(Property Owner)

Fountain Head Consulting

(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

Jill N. Cannon

(Notary Public)

Residing in: St. George, UtahMy Commission Expires: 3-23-24

JILL N. CANNON

Notary Public
State Of UtahMy Commission Expires 03-23-2024
COMMISSION NO. 710994

AGENT AUTHORIZATION

I (we), Brandon Hansen, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Travis Holm 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.

Brandon Hansen

(Property Owner)

Fountain Head Consulting

(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

Jill N. Cannon

(Notary Public)

Residing in: St. George, UtahMy Commission Expires: 3-23-24

JILL N. CANNON

Notary Public
State Of UtahMy Commission Expires 03-23-2024
COMMISSION NO. 710994

Survey Authorization

Frederick and/or Jackie Kravetz, owners of the real property described as lots, AV1322-A, AV-1323A and AV-1324-A in the town of Apple Valley, Utah, authorize Scout Holm, representative of Standard Development, to conduct the necessary surveys needed in developing the forementioned lots and finalizing the final plat application.

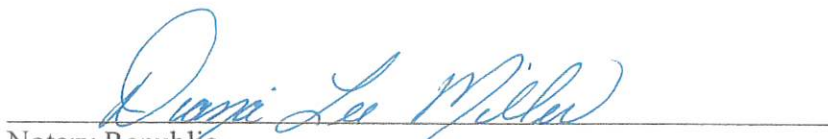

Frederick Kravetz


Jackie Kravetz

State of: NEVADA)

County of: WASHOE)

Subscribed and sworn to me this 18TH day of JANUARY 2022.


Notary Republic

Residing In: 1265 BERING BLVD. SPARKS, NV.

My Commission Expires: 03/22/2023



AFFIDAVIT PROPERTY

OWNER

Item 5.

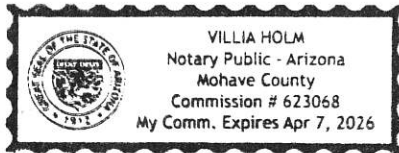
STATE OF ~~UTAH~~ ARIZONA)
)S
COUNTY OF ~~WASHINGTON~~ MOHAVE)

I (We) Scout Holm, 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

Property Owner

Subscribed and sworn to me this 14th day of April, 2023.



[Signature]
Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

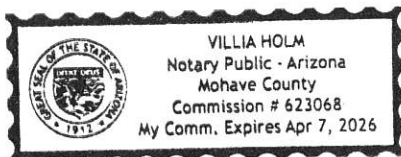
AGENT AUTHORIZATION

I (We), Scout Holm, the owner(s) of the real property described in the attached application, do authorize as my(our) agent(s) Tyler Holm, Landon Holm 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.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 14th day of April, 2023.



[Signature]
Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

AFFIDAVIT PROPERTY OWNER

STATE OF CALIFORNIA)
)ss
COUNTY OF SAN JOAQUIN)

I, MARK BRYAN, Trustee of the Apple Valley Development Trust, Dated September 27, 2016, being duly sworn, depose and say that I am the owner of the property Identified as parcels AV-1317-B and AV-1317-D, and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

Mark-Linn Bryan, TRUSTEE

BY Mark Bryan, Trustee

ACKNOWLEDGMENT

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.

California State)
San Joaquin County)

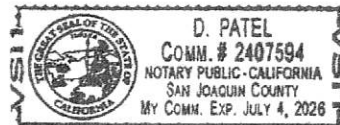
On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, 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 persons(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (SEAL)



AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust**, dated September 27, 2016, am the owner of the real property described in the attached application, do authorize as my agents, **TRAVIS HOLM/ SCOUT HOLM**, to represent me regarding any and all applications and to appear on my behalf before any administrative body in the Town of Apple Valley considering any and all applications and to act in all respects as my agent.

Apple Valley Development Trust,

Mark-Linn Bryan, TTEE
By Mark Bryan, Trustee

ACKNOWLEDGMENT

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

California State)
San Joaquin County)

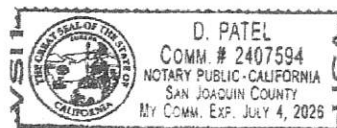
On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, 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 persons(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (SEAL)





Planning Commission agenda report for August 30, 2023: UPDATED Preliminary Plat for West Temple subdivision.

Zones: Single Family SF-.50 and SF-1.0

Acres: 220 acres this Preliminary Plat (528 acres for total site)

Project location: South side of Hwy 59 at approximately Apple Valley Drive

of Lots: 167

Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

Preliminary plat: The plat contains 167 lots located on the south side of Hwy 59 at about Apple Valley Drive. The property (ie, plat area) comprises two zones, SF-.50 and SF-1.0, and minimum lots sizes in these zones are 20,000 square feet and 1 acre respectively. The preliminary plat shows compliance with these minimum lot sizes. The frontage along Hwy 59 is proposed for commercial development with the single-family subdivision located behind the proposed commercial lots. Approval for the commercial development will be considered in the future when a commercial development is proposed. Access to the commercial lots will need to be approved by UDOT as each individual lot will likely not have a separate street access. Also a deceleration and acceleration lanes should be provided at the proposed entrances off Hwy 59, and also require UDOT approval.

Streets & Utilities:

The proposed streets are public streets to be dedicated to the city for public use. A wash runs along a portion of the proposed project and appears to limit street connectivity across the wash. A Storm Drainage Report has been prepared by Rosenberg Associates and the City Engineer (Sunrise Engineering) will rely on that information in reviewing the storm drainage plan.

Big Plains Water District has issued a tentative approval of lots 1 -27 of the proposed subdivision and not for the 167 lots proposed in the preliminary plat. Per the Big Plains Water District letter additional water rights must be dedicated to the Water District with each phase. Ash Creek Special Service District has provided a “**Conditional** Will Serve Letter” for wastewater approval subject to sewer improvements provided with each phase of the project.

Storm Drainage and Flood control should be reviewed and approved by the City Engineer (Sunrise Engineering) as part of the final plat review and approval process.

Staff Comments: The Big Plains Water District has issued a letter stating water approval for only lots 1 – 27, and that water rights must be deeded to Big Plains Water Special Service District with each phase of the proposed project. Also, they state that a “Will Serve” commitment for water is required for the Final Plat approval. Also, sewer improvement plans must be approved by the Ash Creek SSD prior to any final plat approvals.

Also, the previous lot split for 23 acres which violated city rules has been reversed by the applicant to eliminate this issue from preventing plat approval.

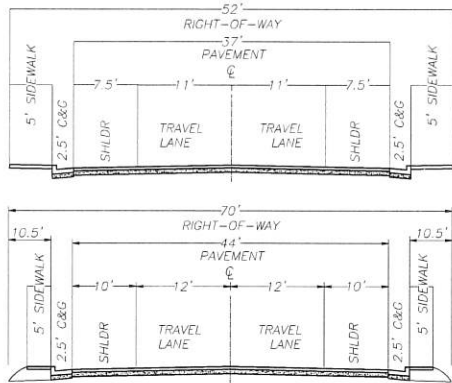


Fire Comments: The subdivision appears to have only one point of access. Because there are more than 30 homes, two points of access are required unless all homes are provided with an automatic fire sprinkler system. (2018 IFC 503.1.2)

Staff recommends approval of West Temple Preliminary plat.

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED RETENTION BASINS SHOWN FOR EACH PHASE.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

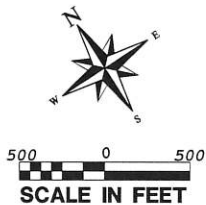
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

IT IS RECOMMENDED THAT THE FOLLOWING RETENTION BASINS BE DESIGNED FOR EACH PHASE:

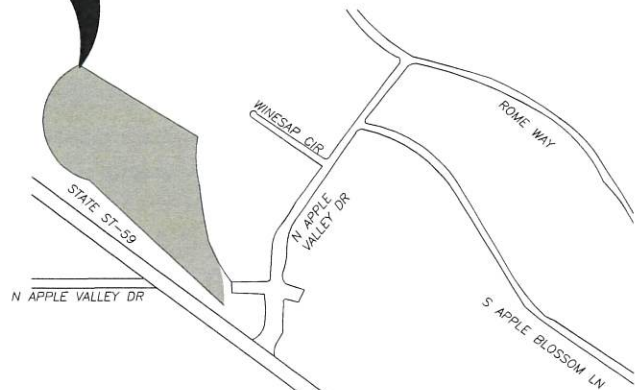
PHASE 1,3,4,6&7= 60,000 CUBIC FEET
PHASE 2= 80,000 CUBIC FEET
PHASE 5= 85,000 CUBIC FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- OPEN SPACE
- 0.5 ACRE LOTS
- > 1 ACRE LOTS
- COMMERCIAL LOTS
- EXISTING WATERLINE, 10"
- EXISTING POWER
- PHASE LINE



PROJECT LOCATION



VICINITY MAP

N. T. S.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°10'04"E 1316.76 FEET; THENCE N00°49'56"E 1333.50 FEET TO THE POINT OF BEGINNING; THENCE N88°43'08"W 319.59 FEET; THENCE N53°11'58"W 7946.13 FEET; THENCE N44°01'30"W 873.58 FEET; THENCE N69°19'25"W 704.90 FEET; THENCE N38°48'51"E 1118.27 FEET; THENCE S55°28'26"E 2471.55 FEET; THENCE S80°46'56"E 1482.66 FEET; THENCE S89°08'18"E 370.34 FEET; THENCE S53°39'58"E 176.44 FEET; THENCE S60°39'27"E 599.87 FEET; THENCE S59°29'53"E 414.30 FEET; THENCE S57°15'27"E 738.63 FEET; THENCE S50°01'56"E 945.63 FEET; THENCE S53°23'21"E 696.31 FEET; THENCE S70°27'25"E 299.79 FEET; THENCE S27°40'12"E 268.82 FEET; THENCE N88°40'00"E 220.17 FEET; THENCE S00°51'07"W 751.16 FEET; THENCE S00°52'48"W 1305.97 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 13,701,081 SQUARE FEET OR 314.534 ACRES.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSEIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 650 West, Suite 100
Provo, UT 84601
Phone: (435) 869-8501



PRELIMINARY PLAT FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/9/2023
SCALE: 1"=500'

JCB NC
276-013

SHEET NO:
1 OF 9

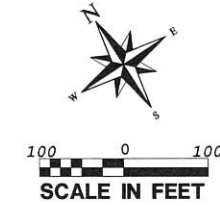
ACTUAL LOTS : 183 (164 RES. & 19 COMM.)

NOTE : PHASES ARE SHOWN FOR THE OVERALL PLAN & SHEETS 2-8

NOTE : PLEASE REFER TO SHEET 9 FOR PARCEL DATA AND CURVE TABLE

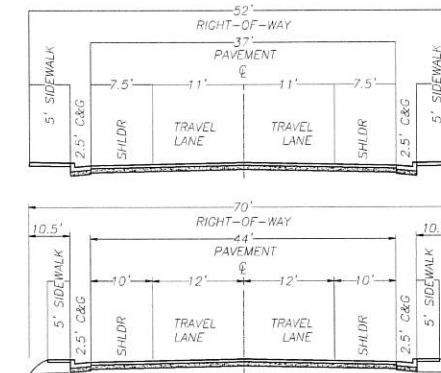
PHASE 1 PLAN FOR: WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

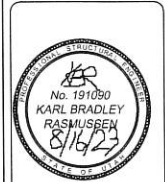
THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.



REVISIONS		DESCRIPTION	DATE	BY
NO				

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84731
Phone: (435) 866-5567



PHASE 1 PLAN FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/15/2023
SCALE: 1"=100'

JCB NC
276-013

SHEET NO.
2 OF 9

PHASE 2 PLAN FOR:
WEST TEMPLE

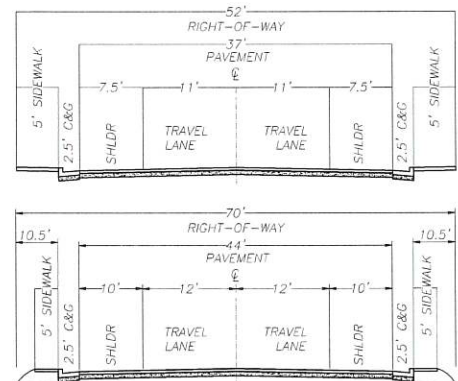
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

MATCHLINE SEE NEXT SHEET



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84731
Phone: (435) 880-6667



PHASE PLAN 2 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/5/2013
SCALE: 1"=100'

JOB NO.
216-013

SHEET NO.
3 OF 9

PHASE 3 PLAN FOR:
WEST TEMPLE

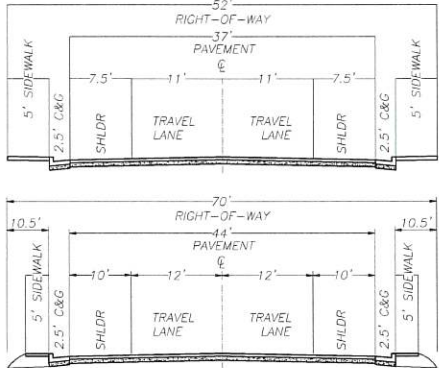
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

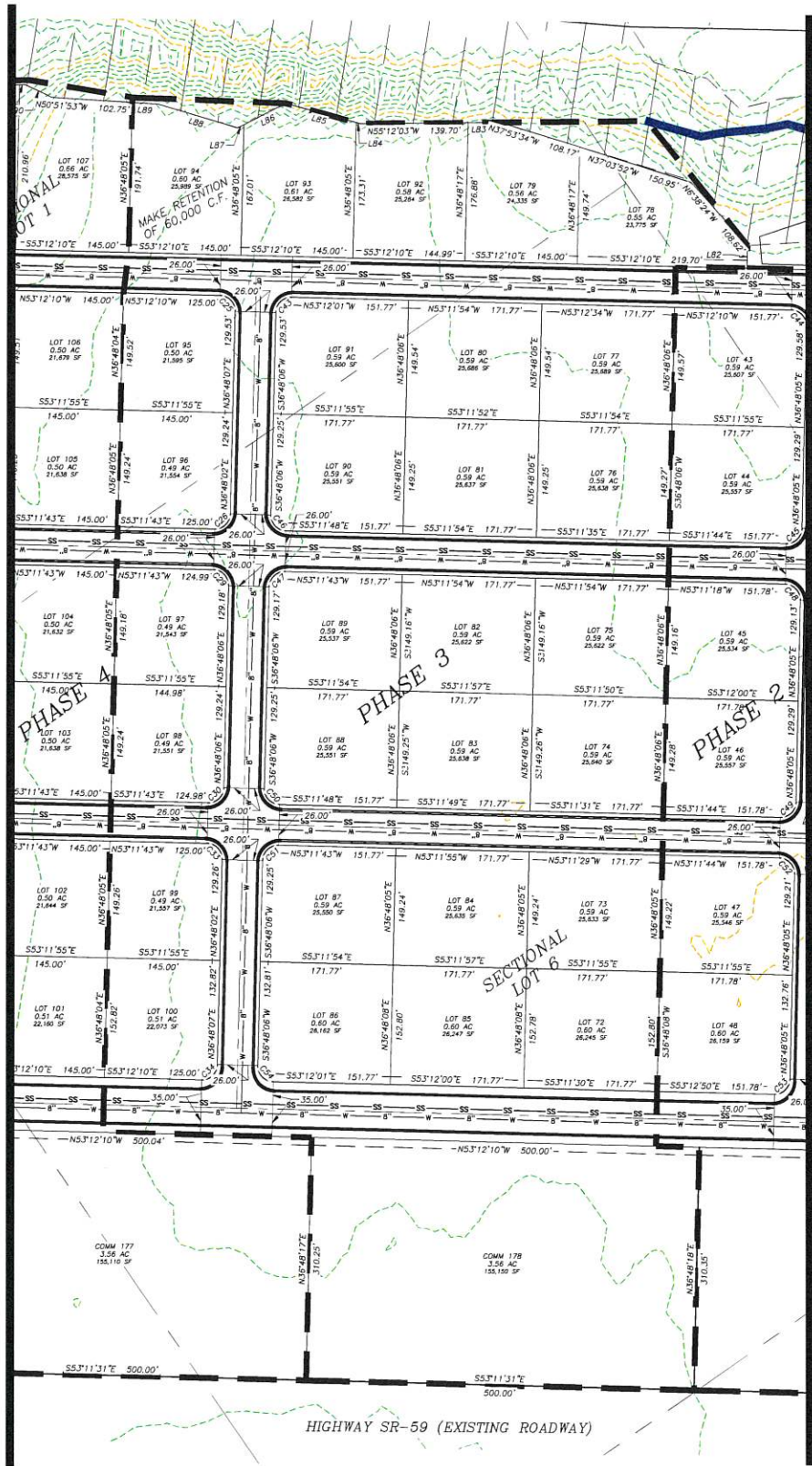
THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

MATCHLINE SEE NEXT SHEET



MATCHLINE SEE PREVIOUS SHEET

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84337
Phone: 435/ 866-5301



PHASE PLAN 3 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/5/2013
SCALE: 1"=100'

JOB NO.
216-013

SHEET NO.
4 OF 9

PHASE 4 PLAN FOR:
WEST TEMPLE

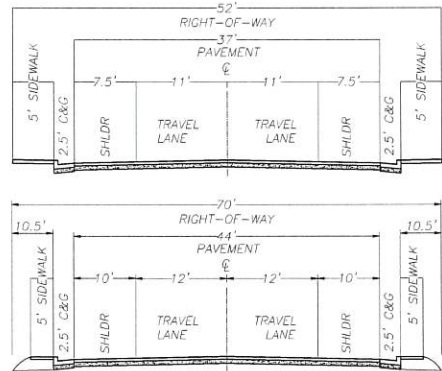
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

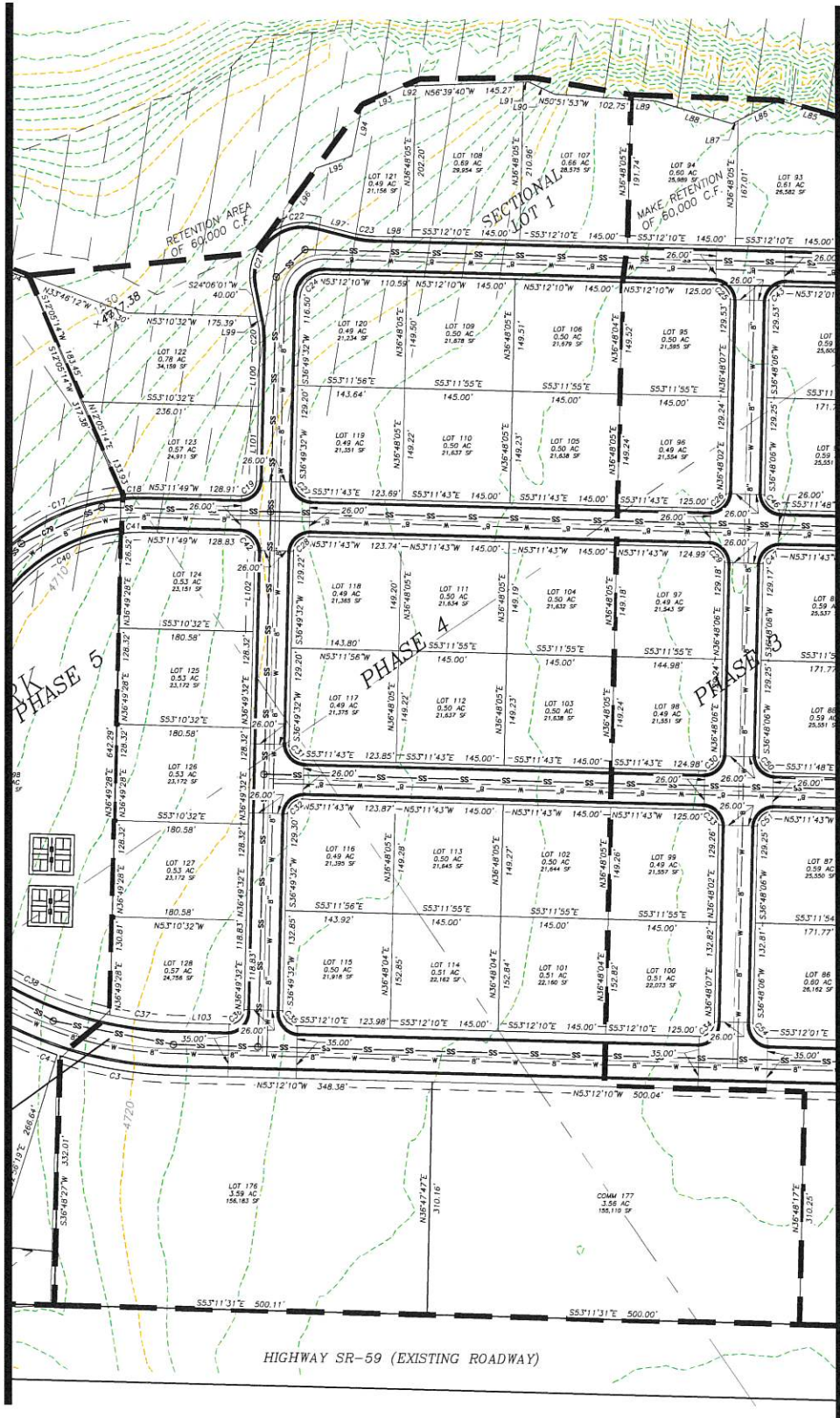
THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

MATCHLINE SEE NEXT SHEET



MATCHLINE SEE PREVIOUS SHEET

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 866-5567



PHASE PLAN 4 FOR:

WEST TEMPLE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/5/2023
SCALE: 1"=100'

JOB NO:
276-013

SHEET NO:
5 OF 9

PHASE 5 PLAN FOR:
WEST TEMPLE

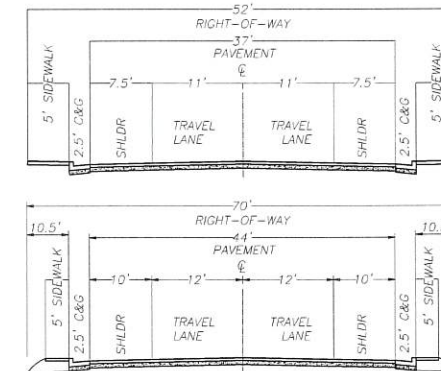
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 5100
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

MATCHLINE SEE NEXT SHEET

MATCHLINE SEE PREVIOUS SHEET

REVISIONS		DESCRIPTION	DATE	BY
NO				

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84337
Phone: (435) 668-5507



PHASE PLAN 5 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/15/2013
SCALE: 1" = 100'

JOB NO:
276-013

SHEET NO:
6 OF 9

**LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH**



—————	PROPERTY LINE	--- 5100 ---	EXISTING CONTOUR MAJOR
—————	ADJACENT PROPERTY LINE	--- ---	EXISTING CONTOUR MINOR
— — — —	CENTER LINE	—————	PHASE LINE
—————	SECTION LINE		

⚡	SECTION CORNER AS DESCRIBED
●	SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
⚠	SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

[illegible]

tem 6.

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



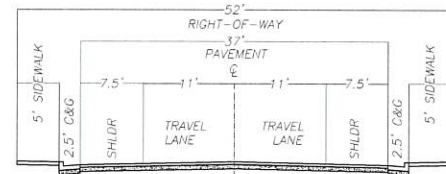
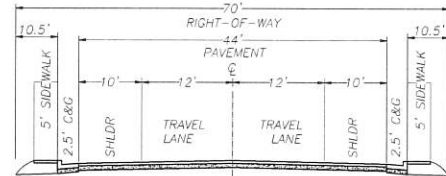
PHASE PLAN & FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UT
WASHINGTON COUNTY, UTAH

DATE: 8/15/2023
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO:
7 OF 9

71



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

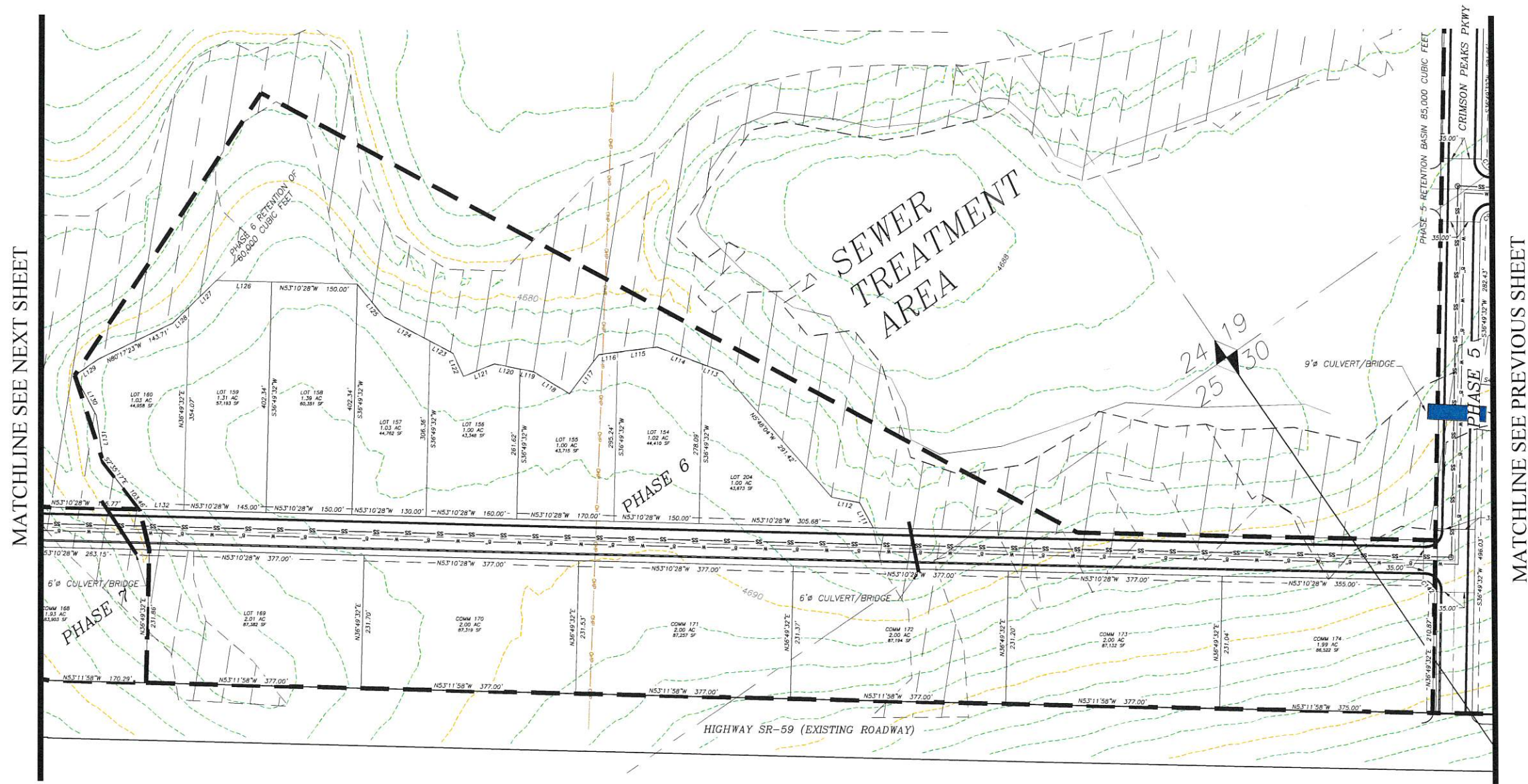
STORM WATER CAN BE LOGICALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

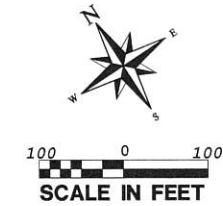
PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

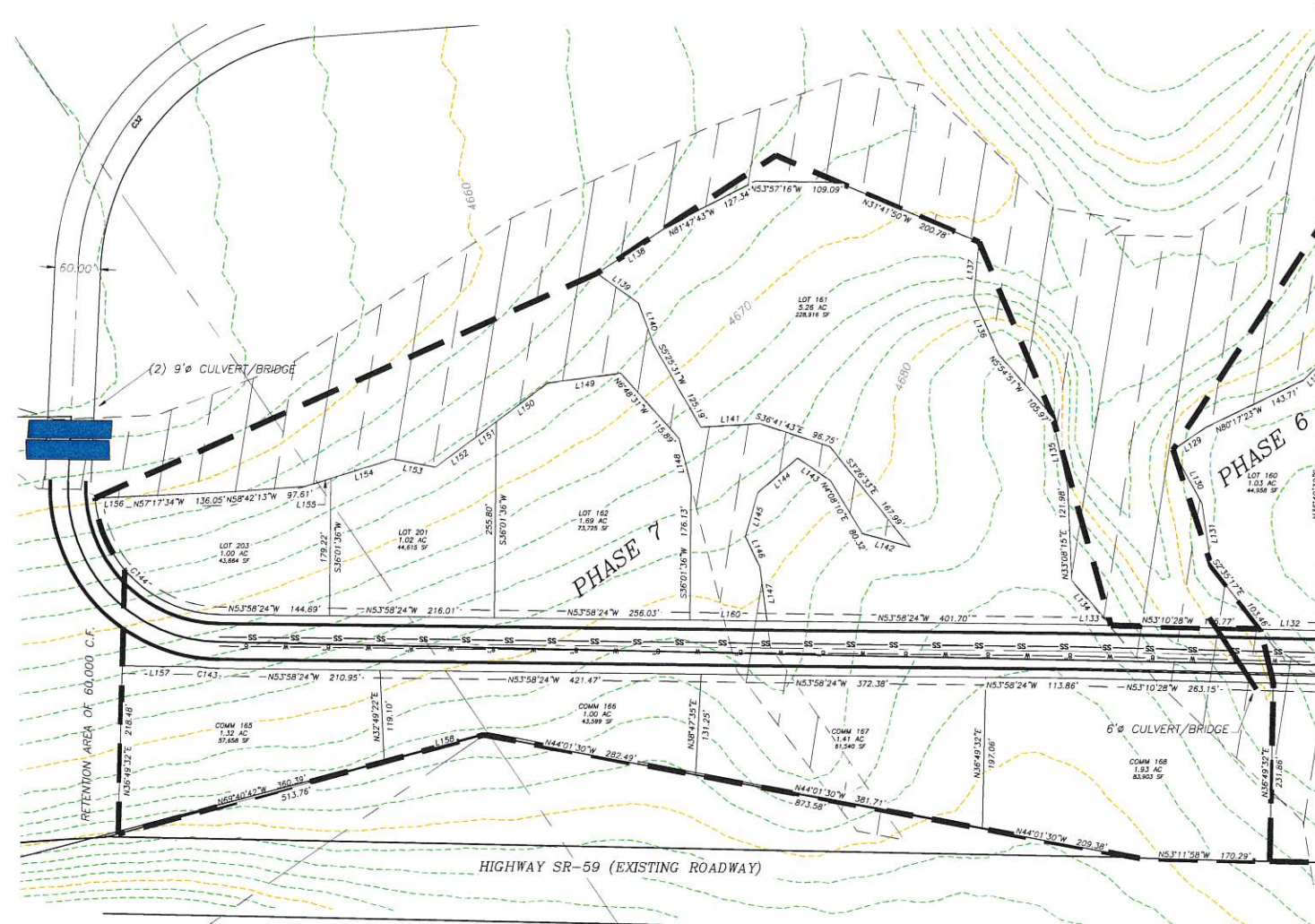


PHASE 7 PLAN FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

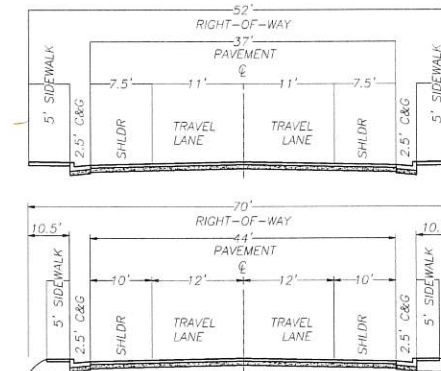


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 5100' EXISTING CONTOUR MAJOR
- 37' EXISTING CONTOUR MINOR
- PHASE LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION



MATCHLINE SEE PREVIOUS SHEET



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

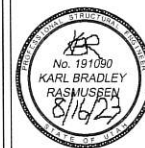
THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

- STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.
- THERE ARE NO IRRIGATION FACILITIES.
- PROPERTY CAN BE SERVED BY BIG PLAINS WATER.
- THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.
- OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

REVISIONS		DESCRIPTION	DATE	BY
NO				

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84337
Phone: (435) 669-9557



PHASE PLAN 1 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/9/2013
SCALE: 1"=100'

JOB NO:
216-013

SHEET NO:
8 OF 9

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	251.39'	325.00'	245.17'	N29°08'09"W	44°19'06"
C2	277.77'	310.00'	268.57'	N27°31'59"W	51°20'21"
C3	153.78'	535.00'	153.25'	N44°58'06"W	16°28'08"
C4	28.04'	535.00'	28.04'	N34°47'56"W	3°00'11"
C5	104.08'	535.00'	103.91'	N27°43'27"W	1°08'46"
C6	74.64'	546.59'	74.58'	N18°11'47"W	7°49'27"
C7	248.06'	465.00'	245.13'	N30°19'01"W	30°33'53"
C8	48.35'	465.00'	48.33'	N48°34'41"W	5°57'28"
C9	31.98'	20.00'	28.68'	S82°38'03"W	91°37'02"
C10	30.85'	20.00'	27.88'	S72°15'57"E	88°22'58"
C11	48.72'	535.00'	48.70'	S48°56'54"E	5°13'03"
C12	131.84'	535.00'	131.50'	S39°16'48"E	14°07'09"
C13	131.92'	535.00'	131.59'	S25°09'22"E	14°07'42"
C14	29.07'	535.00'	29.07'	S16°32'07"E	3°06'47"
C15	31.42'	20.00'	28.28'	S59°58'47"E	90°00'06"
C16	48.39'	276.00'	48.33'	N80°10'15"E	10°02'45"
C17	169.31'	276.00'	166.67'	S77°13'55"E	35°08'55"
C18	31.12'	276.00'	5153.40'	N56°25'38"W	6°27'38"
C19	31.41'	20.00'	28.28'	S81°48'52"W	89°58'39"
C20	23.10'	172.48'	23.09'	N33°01'08"E	7°40'29"
C21	93.14'	72.22'	86.82'	S61°00'51"W	73°53'24"
C22	52.40'	72.22'	51.26'	S61°15'13"E	41°34'27"
C23	24.99'	102.81'	24.93'	S47°56'13"E	13°55'35"
C24	51.82'	33.00'	46.66'	S81°48'41"W	89°58'18"
C25	31.42'	20.00'	28.29'	N81°2'03"W	90°00'14"
C26	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C27	31.42'	20.00'	28.29'	S81°1'05"E	90°01'15"
C28	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C29	31.41'	20.00'	28.28'	N81°14'48"W	89°59'49"
C30	31.42'	20.00'	28.29'	N81°48'12"E	90°00'11"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C31	31.42'	20.00'	28.29'	S81°1'05"E	90°01'15"
C32	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C33	31.41'	20.00'	28.28'	N81°11'49"W	89°59'47"
C34	31.41'	20.00'	28.28'	N81°47'57"E	89°59'46"
C35	31.43'	20.00'	28.29'	S81°11'19"E	90°01'42"
C36	31.41'	20.00'	28.28'	N81°48'41"E	89°58'18"
C37	86.88'	465.00'	86.75'	S47°51'01"E	10°42'17"
C38	230.56'	465.78'	228.21'	S28°18'27"E	28°21'40"
C39	31.42'	20.00'	28.28'	S30°01'13"W	89°59'54"
C40	171.30'	224.00'	167.16'	N83°14'30"W	43°49'01"
C41	31.85'	224.00'	31.83'	N57°15'34"W	8°08'52"
C42	31.42'	20.00'	28.29'	N81°11'08"W	90°01'21"
C43	31.41'	20.00'	28.28'	S81°47'58"W	89°59'44"
C44	31.42'	20.00'	28.29'	N81°12'03"W	90°00'15"
C45	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C46	31.41'	20.00'	28.28'	S81°11'48"E	89°59'49"
C47	31.42'	20.00'	28.29'	S81°48'12"W	90°00'11"
C48	31.41'	20.00'	28.28'	N81°11'49"W	89°59'47"
C49	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C50	31.41'	20.00'	28.28'	S81°11'48"E	89°59'49"
C51	31.42'	20.00'	28.29'	S81°48'12"W	90°00'11"
C52	31.41'	20.00'	28.28'	N81°11'49"W	89°59'47"
C53	31.41'	20.00'	28.28'	N81°47'57"E	89°59'45"
C54	31.42'	20.00'	28.29'	S81°12'02"E	90°00'16"
C55	31.41'	20.00'	28.28'	S81°47'57"W	89°59'45"
C56	31.41'	20.00'	28.28'	S81°12'26"E	89°59'30"
C57	19.18'	199.00'	19.18'	S39°33'01"W	5°31'24"
C58	29.49'	20.00'	26.89'	S84°33'30"W	84°29'34"
C59	31.41'	20.00'	28.28'	S81°11'49"W	89°59'47"
C60	31.42'	20.00'	28.29'	S81°48'11"W	90°00'13"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C61	111.21'	274.00'	110.44'	N41°34'06"W	23°15'14"
C62	79.02'	274.00'	78.75'	N21°40'46"W	16°31'26"
C63	70.38'	1131.57'	70.37'	N11°50'17"W	3°33'50"
C64	32.68'	20.00'	29.16'	N36°45'05"E	93°36'54"
C65	18.90'	225.99'	18.89'	N81°09'48"E	4°47'28"
C66	18.90'	225.99'	18.89'	S76°22'21"W	4°47'27"
C67	9.14'	474.00'	9.14'	S74°31'53"W	1°06'17"
C68	28.75'	20.00'	26.34'	N63°44'03"W	82°21'51"
C69	127.04'	326.00'	126.23'	N33°42'56"W	22°19'37"
C70	47.32'	326.00'	47.28'	S49°02'14"E	8°18'58"
C71	31.41'	20.00'	28.28'	S81°11'49"E	89°59'47"
C72	31.42'	20.00'	28.29'	S81°48'11"W	90°00'13"
C73	47.32'	274.00'	47.26'	N48°14'53"W	9°53'39"
C74	193.96'	274.00'	189.93'	N23°01'18"W	40°33'30"
C75	68.72'	976.35'	68.71'	N0°31'43"W	4°01'59"
C76	138.34'	851.70'	138.19'	S6°08'28"W	9°18'24"
C77	40.56'	20.00'	33.96'	S68°41'50"W	116°12'01"
C78	31.42'	20.00'	28.29'	S81°12'03"E	90°00'15"
C79	23.20'	20.00'	21.92'	N19°57'55"W	66°27'35"
C80	156.82'	941.34'	156.64'	N8°29'30"E	9°32'43"
C81	106.15'	1039.36'	106.11'	S0°28'18"W	5°51'06"
C82	25.77'	326.00'	25.77'	S5°00'26"E	4°31'46"
C83	28.75'	20.00'	26.34'	S33°54'21"W	82°21'21"
C84	10.14'	526.00'	10.14'	S74°31'53"W	1°06'17"
C85	9.05'	174.01'	9.05'	S75°28'02"W	2°58'52"
C86	20.05'	174.01'	20.04'	S80°15'30"W	6°36'03"
C87	31.35'	20.00'	28.24'	N51°31'59"W	89°48'59"
C88	116.13'	1242.05'	116.09'	N3°10'08"W	5°21'25"
C89	139.84'	1224.82'	139.76'	N2°45'06"E	6°32'29"
C90	148.59'	1228.51'	148.50'	N9°24'09"E	6°55'48"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C91	121.49'	1234.38'	121.44'	N15°38'35"E	5°38'21"
C92	37.82'	20.00'	32.43'	N72°37'37"E	108°20'27"
C93	25.45'	20.00'	23.77'	N16°43'27"W	72°54'41"
C94	92.09'	1291.76'	92.07'	N17°44'25"E	4°05'05"
C95	1.35'	1291.76'	1.35'	N15°40'05"E	0°03'35"
C96	128.61'	1291.76'	5154.91'	N12°47'09"E	5°42'16"
C97	129.53'	1291.76'	129.48'	S70°33'39"W	5°44'44"
C98	127.74'	1291.76'	127.68'	N1°21'19"E	5°39'57"
C99	99.36'	1291.76'	99.33'	S3°40'52"E	4°24'25"
C100	31.22'	20.00'	28.15'	S38°50'14"W	89°26'36"
C101	82.84'	174.00'	82.06'	N82°48'10"W	27°16'37"
C102	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C103	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C104	107.10'	1441.01'	5154.42'	N13°30'33"E	4°15'30"
C105	37.35'	1441.01'	37.35'	N16°22'51"E	1°29'07"
C106	127.00'	1441.01'	126.96'	N19°38'54"E	5°02'59"
C107	36.35'	20.00'	31.55'	S74°43'45"W	104°08'10"
C108	153.26'	1589.76'	153.20'	S19°53'58"W	5°31'25"
C109	159.40'	1589.76'	5155.77'	S14°15'55"W	5°44'42"
C110	158.90'	1589.76'	158.83'	N8°31'46"E	5°43'36"
C111	33.24'	1589.76'	33.24'	S5°04'02"W	1°11'52"
C112	94.41'	376.00'	94.16'	S11°39'40"W	14°23'09"
C113	12.96'	376.00'	12.96'	S19°50'28"W	1°58'28"
C114	31.41'	20.00'	28.28'	S24°10'04"E	89°59'33"
C115	31.42'	20.00'	28.29'	S65°49'56"W	90°00'27"
C116	199.60'	224.00'	193.07'	N4°41'59"W	51°03'21"
C117	104.73'	224.00'	103.78'	N43°37'17"W	26°47'17"
C118	41.66'	626.00'	41.65'	N55°06'33"W	3°48'46"
C119	31.42'	20.00'	28.29'	S81°47'35"W	90°00'31"
C120	29.13'	251.00'	29.11'	N40°06'48"E	6°38'57"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C121	28.00'	20.00'	25.77'	N3°20'06"E	80°12'19"
C122	85.43'	326.00'	85.18'	N29°15'37"W	15°00'52"
C123	47.43'	326.00'	47.39'	N17°35'07"W	8°20'09"
C124	79.19'	1291.76'	79.17'	N11°39'40"W	3°30'44"
C125	30.21'	20.00'	27.42'	N53°10'23"W	86°32'10"
C126	55.45'	226.01'	55.31'	N89°21'04"W	14°03'23"
C127	51.90'	226.00'	51.79'	N75°44'36"W	13°09'31"
C128	38.20'	574.00'	38.19'	S55°06'33"E	3°48'46"
C129	22.46'	276.00'	22.46'	S54°41'02"E	4°39'46"
C130	100.97'	276.00'	100.40'	S41°52'21"E	20°57'36"
C131	101.00'	276.00'	100.44'	S20°54'32"E	20°58'02"
C132	100.82'	276.00'	100.26'	S0°02'23"W	20°55'47"
C133	49.73'	276.00'	49.66'	S15°39'59"W	10°19'25"
C134	92.51'	324.00'	92.20'	S12°38'54"W	16°21'37"
C135	27.02'	1641.76'	27.02'	S4°56'23"W	0°56'35"
C136	123.43'	1641.76'	123.40'	S7°33'54"W	4°18'27"
C137	149.39'	1641.76'	149.34'	S12°19'31"W	5°12'49"
C138	142.36'	1641.76'	142.31'	N17°24'58"E	4°58'05"
C139	101.96'	1641.76'	101.95'	S21°40'46"W	3°33'30"
C140	26.76'	20.00'	24.81'	S14°52'19"E	76°39'41"
C141	176.91'	380.00'	175.32'	S39°51'56"E	26°40'28"
C142	31.42'	20.00'	28.28'	N8°10'28"W	90°00'00"
C143	29.46'	235.00'	29.44'	N50°22'55"W	7°10'59"
C144	244.18'	165.00'	222.50'	N11°34'39"W	84°47'31"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	87.11'	S88°43'08"E
L2	68.88'	N39°27'20"E
L3	53.43'	N5°49'34"E
L4	36.82'	N29°34'15"W
L5	57.12'	N37°08'35"W
L6	33.89'	N24°19'27"W
L7	29.38'	N3°24'36"W
L8	16.35'	N14°40'13"E
L9	22.24'	N14°40'13"E
L10	58.07'	N14°08'49"E
L11	75.62'	N3°36'33"E
L12	15.12'	N37°38'47"E
L13	75.49'	N17°06'06"E
L14	10.86'	N0°51'43"W
L15	107.62'	N0°51'43"W
L16	86.54'	N0°51'43"W
L17	19.62'	N17°28'02"E
L18	29.73'	N17°28'02"E
L19	41.61'	N6°16'50"E
L20	60.65'	N23°05'14"E
L21	36.51'	N23°05'14"E
L22	45.90'	N28°20'37"E
L23	67.01'	N2°09'04"W
L24	9.92'	N9°08'46"E
L25	56.75'	N9°08'46"E
L26	85.21'	N22°05'18"E
L27	62.44'	N13°53'07"W
L28	37.55'	N54°18'39"W
L29	54.76'	N54°18'39"W
L30	32.45'	N67°59'39"W
L31	29.70'	N67°59'39"W
L32	69.43'	N38°40'01"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L33	9.93'	N25°07'16"W
L34	89.90'	N25°07'16"W
L35	16.38'	N35°24'27"W
L36	5.30'	N69°27'47"W
L37	71.66'	N89°27'47"W
L38	37.98'	N87°57'13"W
L39	54.07'	N87°57'13"W
L40	55.58'	N52°54'11"W
L41	58.10'	S53°12'12"E
L42	52.98'	N88°50'19"E
L43	100.00'	N53°12'10"E
L44	100.00'	S53°12'10"E
L45	19.68'	S53°12'10"E
L46	42.24'	S57°00'55"E
L47	100.22'	S57°00'55"E
L48	79.41'	S57°00'55"E
L49	50.60'	S20°49'42"W
L50	100.00'	S20°49'42"W
L51	100.00'	S20°49'42"W
L52	33.45'	S20°49'42"W
L53	25.47'	S9°25'38"W
L54	25.47'	N8°24'52"E
L55	56.67'	N4°45'45"E
L56	33.97'	N8°53'16"W
L57	100.99'	S74°8'19"E
L58	43.55'	S74°8'19"E
L59	10.65'	N53°12'10"W
L60	54.85'	N57°00'55"W
L61	97.65'	N57°00'55"W
L62	66.70'	N57°00'55"W
L63	2.68'	N57°00'55"W
L64	49.83'	N20°49'42"E



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

Fee: \$2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Holm House LLC - Travis Holm		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Matt Loo		Phone: [REDACTED]	
Address/Location of Property: S. of Hwy 59 near Apple Valley Drive		Parcel ID: AV-1313-D-1	
Subdivision Name: West Temple		Phase: 1-7	
For Planned Development Purposes: Acreage in Parcel <u>497.25</u> Acreage in Application <u>220 Acres</u> # of Lots <u>167</u>			
Proposed Use Mixed-Use Residential and Commercial			
Signature 	Title <i>Matt Loo</i>	Date <i>8-15-23</i>	

Official Use Only	Amount Paid: \$ 2,700	Receipt No: 44495
Date Received: RECEIVED AUG 16 2023	Date Application Deemed Complete:	
By:	By:	

Submittal Requirements: The preliminary plat application shall provide the following:

- ☒ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
 - _____ a. The proposed name of the subdivision
 - _____ b. The location of the subdivision, including the address and section, township and range.
 - _____ c. The names and addresses of the owner or subdivider, if other than named above.
 - _____ d. Date of preparation, and north point.
 - _____ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.
- ☐ 2. Existing Conditions: The preliminary plat shall show:
 - _____ a. The location of the nearest monument.
 - _____ b. The boundary of the proposed subdivision and the acreage included.
 - _____ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - _____ d. The location, width and names/numbers of all existing streets within two hundred (200)

feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

- _____ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- _____ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- _____ h. Contours at vertical intervals not greater than five (5) feet.
- _____ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- _____ j. Information on whether property is located in desert tortoise take area.

☐ 3. Proposed Plan: The subdivision plans shall show:

- _____ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- _____ b. The layout, numbers and typical dimensions of lots.
- _____ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- _____ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- _____ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- _____ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- _____ g. Approximate radius of all center line curves on highways or streets.
- _____ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- _____ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- _____ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- _____ k. A letter from Ash Creek Special Service District, and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.
- _____ l. Will this subdivision be phased? If yes, show possible phasing lines.
- _____ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4. Required copies of plans:

- _____ a. Three copies of all full-scale drawings.

_____ b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

- ☐ 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

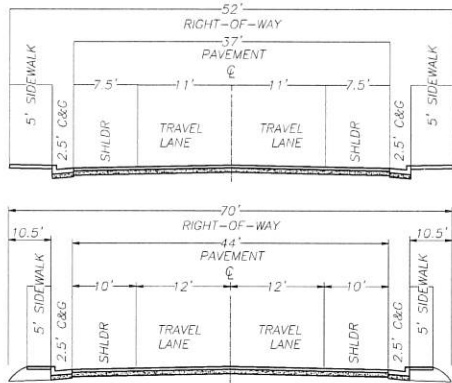
8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED RETENTION BASINS SHOWN FOR EACH PHASE.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

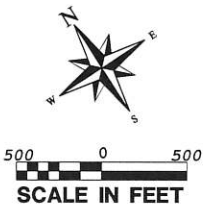
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

IT IS RECOMMENDED THAT THE FOLLOWING RETENTION BASINS BE DESIGNED FOR EACH PHASE:

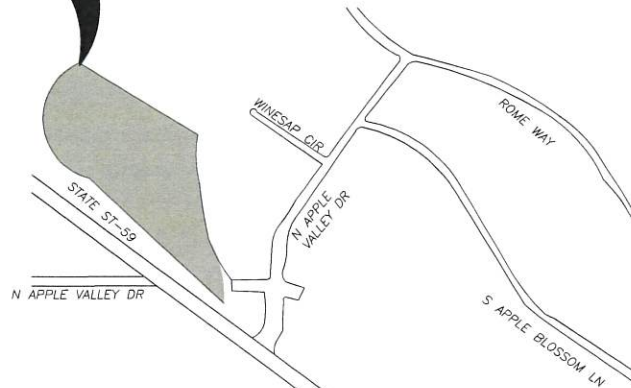
PHASE 1,3,4,6&7= 60,000 CUBIC FEET
PHASE 2= 80,000 CUBIC FEET
PHASE 5= 85,000 CUBIC FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- OPEN SPACE
- 0.5 ACRE LOTS
- > 1 ACRE LOTS
- COMMERCIAL LOTS
- EXISTING WATERLINE, 10"
- EXISTING POWER
- PHASE LINE



PROJECT LOCATION



VICINITY MAP

N. T. S.

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°10'04"E 1316.76 FEET; THENCE N00°49'56"E 1333.50 FEET TO THE POINT OF BEGINNING; THENCE N88°43'08"W 319.59 FEET; THENCE N53°11'58"W 7946.13 FEET; THENCE N44°01'30"W 873.58 FEET; THENCE N69°19'25"W 704.90 FEET; THENCE N38°48'51"E 1118.27 FEET; THENCE S55°28'26"E 2471.55 FEET; THENCE S80°46'56"E 1482.66 FEET; THENCE S89°08'18"E 370.34 FEET; THENCE S53°39'58"E 176.44 FEET; THENCE S60°39'27"E 599.87 FEET; THENCE S59°29'53"E 414.30 FEET; THENCE S57°15'27"E 738.63 FEET; THENCE S50°01'56"E 945.63 FEET; THENCE S53°23'21"E 696.31 FEET; THENCE S70°27'25"E 299.79 FEET; THENCE S27°40'12"E 268.82 FEET; THENCE N88°40'00"E 220.17 FEET; THENCE S00°51'07"W 751.16 FEET; THENCE S00°52'48"W 1305.97 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 13,701,081 SQUARE FEET OR 314.534 ACRES.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSEIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATELY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 650 West, Suite 100
Provo, UT 84601
Phone: (435) 869-8501



PRELIMINARY PLAT FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/15/2023
SCALE: 1"=500'

JCB NC
276-013

SHEET NO:
1 OF 9

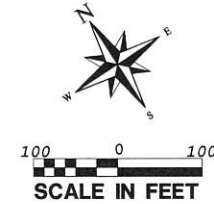
ACTUAL LOTS : 183 (164 RES. & 19 COMM.)

NOTE : PHASES ARE SHOWN FOR THE OVERALL PLAN & SHEETS 2-8

NOTE : PLEASE REFER TO SHEET 9 FOR PARCEL DATA AND CURVE TABLE

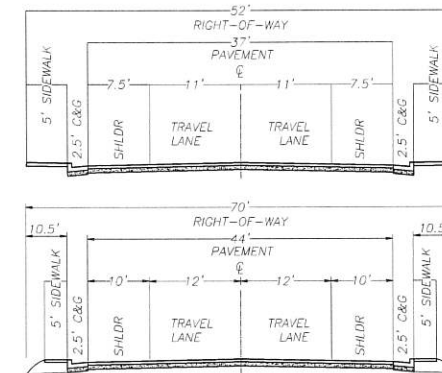
PHASE 1 PLAN FOR: WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.



REVISIONS		DESCRIPTION	DATE	BY
NO				

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84731
Phone: (435) 866-5567



PHASE 1 PLAN FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/15/2023
SCALE: 1"=100'

JCB NC
276-013

SHEET NO.
2 OF 9

PHASE 2 PLAN FOR: WEST TEMPLE

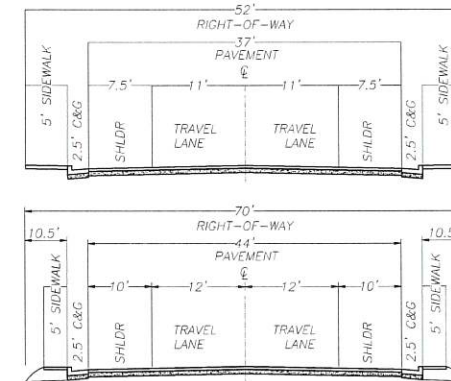
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION
- 5+100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

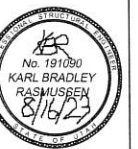
OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

MATCHLINE SEE NEXT SHEET



REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Hurricane City, Utah 84731
Phone: (435) 880-6667



PHASE PLAN 2 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/5/2013
SCALE: 1"=100'

JOB NO.
216-013

SHEET NO.
3 OF 9

PHASE 3 PLAN FOR:
WEST TEMPLE

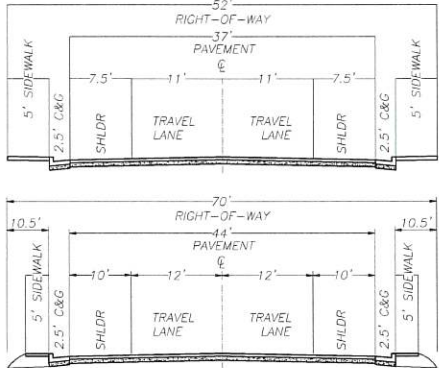
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

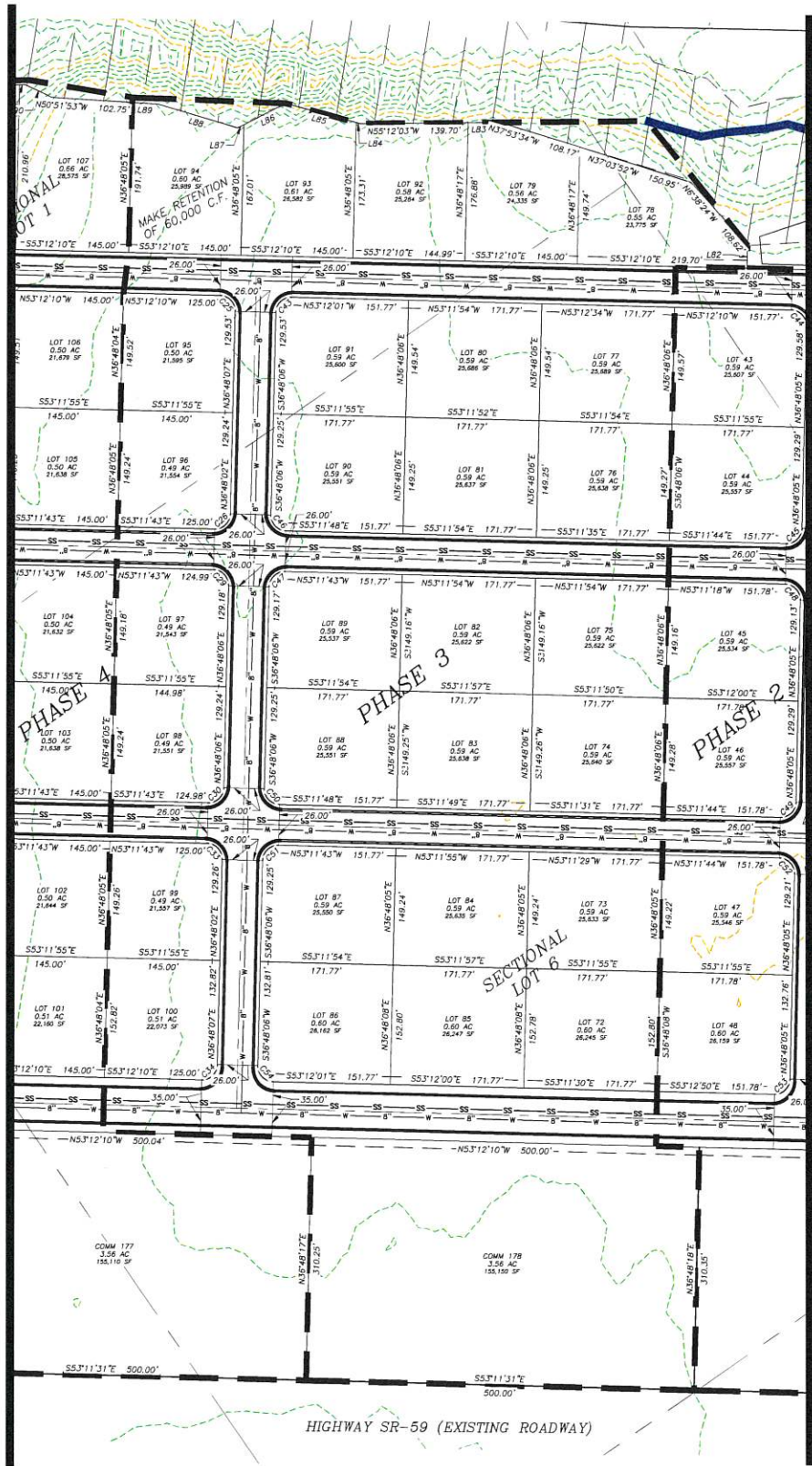
THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

MATCHLINE SEE NEXT SHEET



MATCHLINE SEE PREVIOUS SHEET

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.

Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84337
Phone: 435/ 866-5301



PHASE PLAN 3 FOR:

WEST TEMPLE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/5/2013

SCALE: 1"=100'

JOB NO.

216-013

SHEET NO.

4 OF 9

PHASE 4 PLAN FOR:
WEST TEMPLE

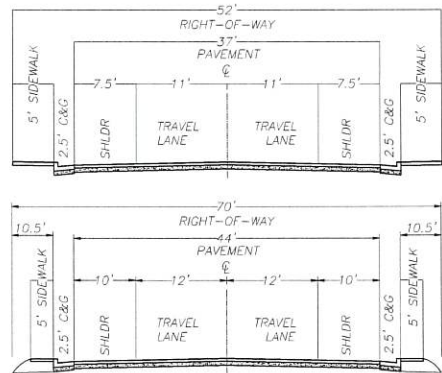
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING
REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

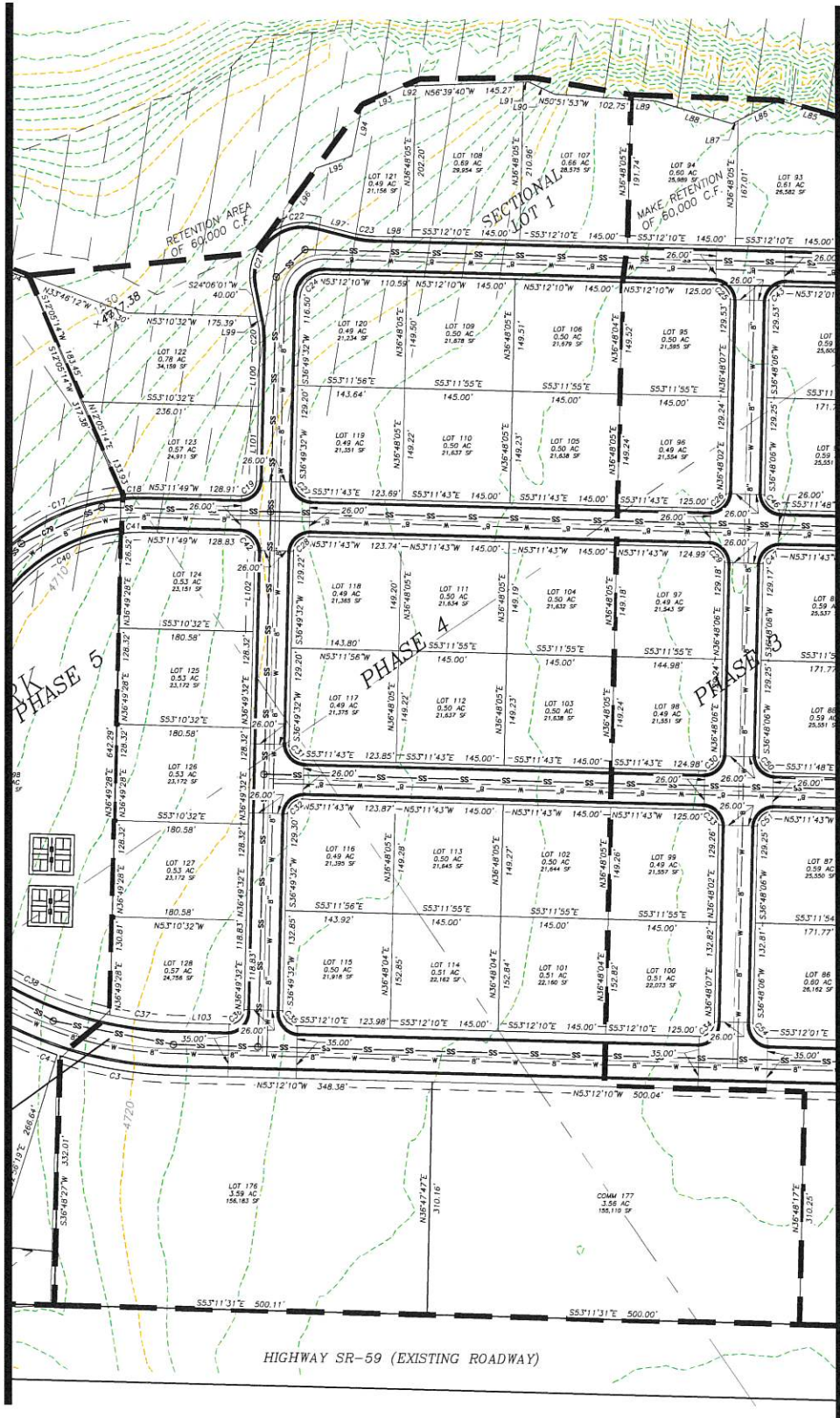
THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

MATCHLINE SEE NEXT SHEET



MATCHLINE SEE PREVIOUS SHEET

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 866-5567



PHASE PLAN 4 FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/5/2023
SCALE: 1"=100'

JOB NO:
276-013

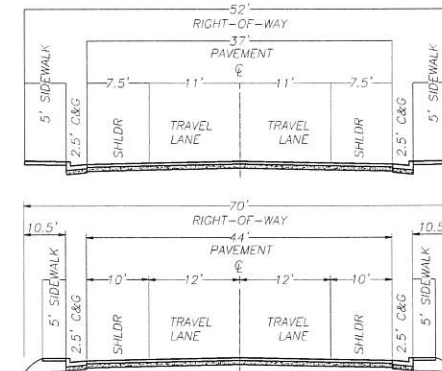
SHEET NO:
5 OF 9

**LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH**



—————	PROPERTY LINE	-----5100-----	EXISTING CONTOUR MAJOR
—————	ADJACENT PROPERTY LINE	-----	EXISTING CONTOUR MINOR
-----	CENTER LINE	—————	PHASE LINE
—————	SECTION LINE		

⚡	SECTION CORNER AS DESCRIBED
●	SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
◁	SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION



DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

[illegible]

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84731



PHASE PLAN 5 FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/15/2023
SCALE: 1"=100'

JCB NO.
276-013

SHEET NO:

6 OF 9

**LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH**

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

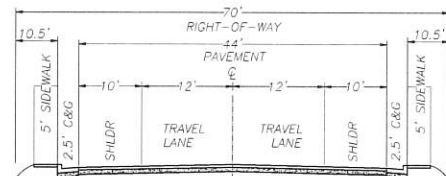
STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

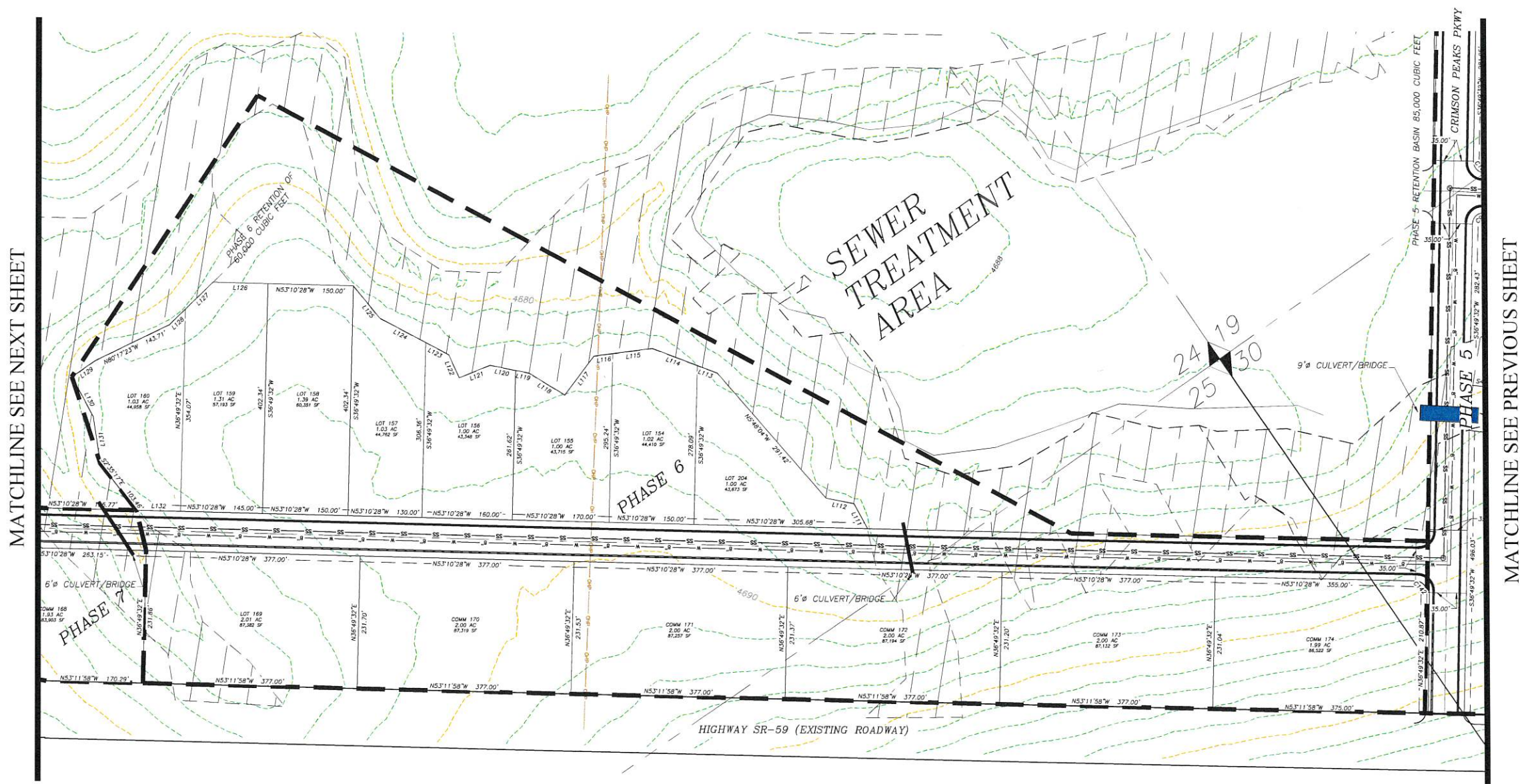


ROAD TYPICAL SECTIONS



—————	PROPERTY LINE	---5100---	EXISTING CONTOUR MAJOR
—————	ADJACENT PROPERTY LINE	---5100---	EXISTING CONTOUR MINOR
— — — — —	CENTER LINE	—————	PHASE LINE
—————	SECTION LINE		

⚡	SECTION CORNER AS DESCRIBED
●	SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
◁	SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

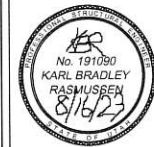


MATCHLINE SEE NEXT SHEET

MATCHLINE SEE PREVIOUS SHEET

[illegible]

PROVALUE ENGINEERING, INC.
Engineers-Land Surveyors - Land Planners
20 South 950 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 669-3507



PHASE PLAN & FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UT
WASHINGTON COUNTY, UTAH

DATE: 8/15/2023
SCALE: 1"=100'

JOB NO.
276-013

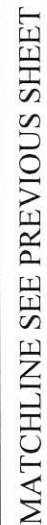
SHEET NO:
7 OF 9

**LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH**



_____ PROPERTY LINE
 _____ ADJACENT PROPERTY LINE
 - - - - - CENTER LINE
 _____ SECTION LINE
 - - - - - 5100' - - - - - EXISTING CONTOUR MAJOR
 - - - - - EXISTING CONTOUR MINOR
 _____ PHASE LINE

SET P.K. NAIL IN TBC ON
PROPERTY LINE PROJECTION



THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

[illegible]

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307



PHASE PLAN 1 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, U
WASHINGTON COUNTY, UTAH

DATE: 8/15/2023
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO:
8 OF 9

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	251.39'	325.00'	245.17'	N29°08'09"W	44°19'06"
C2	277.77'	310.00'	268.57'	N27°31'59"W	51°20'21"
C3	153.78'	535.00'	153.25'	N44°58'06"W	16°28'08"
C4	28.04'	535.00'	28.04'	N3°44'56"W	3°00'11"
C5	104.08'	535.00'	103.91'	N27°43'27"W	1°08'46"
C6	74.64'	546.59'	74.58'	N18°11'47"W	7°49'27"
C7	248.06'	465.00'	245.13'	N30°19'01"W	30°33'53"
C8	48.35'	465.00'	48.33'	N48°34'41"W	5°57'28"
C9	31.98'	20.00'	28.68'	S82°38'03"W	91°37'02"
C10	30.85'	20.00'	27.88'	S72°15'57"E	88°22'58"
C11	48.72'	535.00'	48.70'	S48°56'54"E	5°13'03"
C12	131.84'	535.00'	131.50'	S39°16'48"E	14°07'09"
C13	131.92'	535.00'	131.59'	S25°09'22"E	14°07'42"
C14	29.07'	535.00'	29.07'	S16°32'07"E	3°06'47"
C15	31.42'	20.00'	28.28'	S59°58'47"E	90°00'06"
C16	48.39'	276.00'	48.33'	N80°10'15"E	10°02'45"
C17	169.31'	276.00'	166.67'	S77°13'55"E	35°08'55"
C18	31.12'	276.00'	5153.40'	N56°25'38"W	6°27'38"
C19	31.41'	20.00'	28.28'	S81°48'52"W	89°58'39"
C20	23.10'	172.48'	23.09'	N33°01'08"E	7°40'29"
C21	93.14'	72.22'	86.82'	S61°00'51"W	73°53'24"
C22	52.40'	72.22'	51.26'	S61°15'13"E	41°34'27"
C23	24.99'	102.81'	24.93'	S47°56'13"E	13°55'35"
C24	51.82'	33.00'	46.66'	S81°48'41"W	89°58'18"
C25	31.42'	20.00'	28.29'	N8°12'03"W	90°00'14"
C26	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C27	31.42'	20.00'	28.29'	S8°11'05"E	90°01'15"
C28	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C29	31.41'	20.00'	28.28'	N8°11'48"W	89°59'49"
C30	31.42'	20.00'	28.29'	N81°48'12"E	90°00'11"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C31	31.42'	20.00'	28.29'	S8°11'05"E	90°01'15"
C32	31.41'	20.00'	28.28'	S81°48'55"W	89°58'45"
C33	31.41'	20.00'	28.28'	N8°11'49"W	89°59'47"
C34	31.41'	20.00'	28.28'	N81°47'57"E	89°59'46"
C35	31.43'	20.00'	28.29'	S8°11'19"E	90°01'42"
C36	31.41'	20.00'	28.28'	N81°48'41"E	89°58'18"
C37	86.88'	465.00'	86.75'	S47°51'01"E	10°42'17"
C38	230.56'	465.78'	228.21'	S28°18'27"E	28°21'40"
C39	31.42'	20.00'	28.28'	S30°01'13"W	89°59'54"
C40	171.30'	224.00'	167.16'	N83°14'30"W	43°49'01"
C41	31.85'	224.00'	31.83'	N57°15'34"W	8°08'52"
C42	31.42'	20.00'	28.29'	N8°11'08"W	90°01'21"
C43	31.41'	20.00'	28.28'	S81°47'58"W	89°59'44"
C44	31.42'	20.00'	28.29'	N8°12'03"W	90°00'15"
C45	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C46	31.41'	20.00'	28.28'	S8°11'48"E	89°59'49"
C47	31.42'	20.00'	28.29'	S81°48'12"W	90°00'11"
C48	31.41'	20.00'	28.28'	N8°11'49"W	89°59'47"
C49	31.42'	20.00'	28.29'	N81°48'11"E	90°00'13"
C50	31.41'	20.00'	28.28'	S81°48'12"W	90°00'11"
C51	31.42'	20.00'	28.29'	S81°48'12"W	90°00'11"
C52	31.41'	20.00'	28.28'	N8°11'49"W	89°59'47"
C53	31.41'	20.00'	28.28'	N81°47'57"E	89°59'45"
C54	31.42'	20.00'	28.29'	S8°12'02"E	90°00'16"
C55	31.41'	20.00'	28.28'	S81°47'57"W	89°59'45"
C56	31.41'	20.00'	28.28'	S8°12'26"E	89°59'30"
C57	19.18'	199.00'	19.18'	S39°33'01"W	5°31'24"
C58	29.49'	20.00'	26.89'	S84°33'30"W	84°29'34"
C59	31.41'	20.00'	28.28'	S8°11'49"W	89°59'47"
C60	31.42'	20.00'	28.29'	S81°48'11"W	90°00'13"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C61	111.21'	274.00'	110.44'	N41°34'06"W	23°15'14"
C62	79.02'	274.00'	78.75'	N21°40'46"W	16°31'26"
C63	70.38'	1131.57'	70.37'	N11°50'17"W	3°33'50"
C64	32.68'	20.00'	29.16'	N36°45'05"E	93°36'54"
C65	18.90'	225.99'	18.89'	N81°09'48"E	4°47'28"
C66	18.90'	225.99'	18.89'	S76°22'21"W	4°47'27"
C67	9.14'	474.00'	9.14'	S74°31'53"W	1°06'17"
C68	28.75'	20.00'	26.34'	N63°44'03"W	82°21'51"
C69	127.04'	326.00'	126.23'	N33°42'56"W	22°19'37"
C70	47.32'	326.00'	47.28'	S49°02'14"E	8°18'58"
C71	31.41'	20.00'	28.28'	S8°11'49"E	89°59'47"
C72	31.42'	20.00'	28.29'	S81°48'11"W	90°00'13"
C73	47.32'	274.00'	47.26'	N48°14'53"W	9°53'39"
C74	193.96'	274.00'	189.93'	N23°01'18"W	40°33'30"
C75	68.72'	976.35'	68.71'	N0°31'43"W	4°01'59"
C76	138.34'	851.70'	138.19'	S6°08'28"W	9°18'24"
C77	40.56'	20.00'	33.96'	S68°41'50"W	116°12'01"
C78	31.42'	20.00'	28.29'	S8°12'03"E	90°00'15"
C79	23.20'	20.00'	21.92'	N19°57'55"W	66°27'35"
C80	156.82'	941.34'	156.64'	N8°29'30"E	9°32'43"
C81	106.15'	1039.36'	106.11'	S0°28'18"W	5°51'06"
C82	25.77'	326.00'	25.77'	S5°00'26"E	4°31'46"
C83	28.75'	20.00'	26.34'	S33°54'21"W	82°21'21"
C84	10.14'	526.00'	10.14'	S74°31'53"W	1°06'17"
C85	9.05'	174.01'	9.05'	S75°28'02"W	2°58'52"
C86	20.05'	174.01'	20.04'	S80°15'30"W	6°36'03"
C87	31.35'	20.00'	28.24'	N51°31'59"W	89°48'59"
C88	116.13'	1242.05'	116.09'	N3°10'08"W	5°21'25"
C89	139.84'	1224.82'	139.76'	N2°45'06"E	6°32'29"
C90	148.59'	1228.51'	148.50'	N9°24'09"E	6°55'48"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C91	121.49'	1234.38'	121.44'	N15°38'35"E	5°38'21"
C92	37.82'	20.00'	32.43'	N72°37'37"E	108°20'27"
C93	25.45'	20.00'	23.77'	N16°43'27"W	72°54'41"
C94	92.09'	1291.76'	92.07'	N17°44'25"E	4°05'05"
C95	1.35'	1291.76'	1.35'	N15°40'05"E	0°03'35"
C96	128.61'	1291.76'	5154.91'	N12°47'09"E	5°42'16"
C97	129.53'	1291.76'	129.48'	S70°33'39"W	5°44'44"
C98	127.74'	1291.76'	127.68'	N1°21'19"E	5°39'57"
C99	99.36'	1291.76'	99.33'	S3°40'52"E	4°24'25"
C100	31.22'	20.00'	28.15'	S38°50'14"W	89°26'36"
C101	82.84'	174.00'	82.06'	N82°48'10"W	27°16'37"
C102	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C103	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C104	107.10'	1441.01'	5154.42'	N13°30'33"E	4°15'30"
C105	37.35'	1441.01'	37.35'	N16°22'51"E	1°29'07"
C106	127.00'	1441.01'	126.96'	N19°38'54"E	5°02'59"
C107	36.35'	20.00'	31.55'	S74°43'45"W	104°08'10"
C108	153.26'	1589.76'	153.20'	S19°53'58"W	5°31'25"
C109	159.40'	1589.76'	5155.77'	S14°15'55"W	5°44'42"
C110	158.90'	1589.76'	158.83'	N8°31'46"E	5°43'36"
C111	33.24'	1589.76'	33.24'	S5°04'02"W	1°11'52"
C112	94.41'	376.00'	94.16'	S11°39'40"W	14°23'09"
C113	12.96'	376.00'	12.96'	S19°50'28"W	1°58'28"
C114	31.41'	20.00'	28.28'	S24°10'04"E	89°59'33"
C115	31.42'	20.00'	28.29'	S65°49'56"W	90°00'27"
C116	199.60'	224.00'	193.07'	N4°41'59"W	5°10'32"
C117	104.73'	224.00'	103.78'	N43°37'17"W	26°47'17"
C118	41.66'	626.00'	41.65'	N55°06'33"W	3°48'46"
C119	31.42'	20.00'	28.29'	S81°47'35"W	90°00'31"
C120	29.13'	251.00'	29.11'	N40°06'48"E	6°38'57"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C121	28.00'	20.00'	25.77'	N3°20'06"E	80°12'19"
C122	85.43'	326.00'	85.18'	N29°15'37"W	15°00'52"
C123	47.43'	326.00'	47.39'	N17°35'07"W	8°20'09"
C124	79.19'	1291.76'	79.17'	N11°39'40"W	3°30'44"
C125	30.21'	20.00'	27.42'	N53°10'23"W	86°32'10"
C126	55.45'	226.01'	55.31'	N89°21'04"W	14°03'23"
C127	51.90'	226.00'	51.79'	N75°44'36"W	13°09'31"
C128	38.20'	574.00'	38.19'	S55°06'33"E	3°48'46"
C129	22.46'	276.00'	22.46'	S54°41'02"E	4°39'46"
C130	100.97'	276.00'	100.40'	S41°52'21"E	20°57'36"
C131	101.00'	276.00'	100.44'	S20°54'32"E	20°58'02"
C132	100.82'	276.00'	100.26'	S0°02'23"W	20°55'47"
C133	49.73'	276.00'	49.66'	S15°39'59"W	10°19'25"
C134	92.51'	324.00'	92.20'	S12°38'54"W	16°21'37"
C135	27.02'	1641.76'	27.02'	S4°56'23"W	0°56'35"
C136	123.43'	1641.76'	123.40'	S7°33'54"W	4°18'27"
C137	149.39'	1641.76'	149.34'	S12°19'31"W	5°12'49"
C138	142.36'	1641.76'	142.31'	N17°24'58"E	4°58'05"
C139	101.96'	1641.76'	101.95'	S21°40'46"W	3°33'30"
C140	26.76'	20.00'	24.81'	S14°52'19"E	76°39'41"
C141	176.91'	380.00'	175.32'	S39°51'56"E	26°40'28"
C142	31.42'	20.00'	28.28'	N8°10'28"W	90°00'00"
C143	29.46'	235.00'	29.44'	N50°22'55"W	7°10'59"
C144	244.18'	165.00'	222.50'	N11°34'39"W	84°47'31"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	87.11'	S88°43'08"E
L2	68.88'	N39°27'20"E
L3	53.43'	N5°49'34"E
L4	36.82'	N29°34'15"W
L5	57.12'	N37°08'35"W
L6	33.89'	N24°19'27"W
L7	29.38'	N3°24'36"W
L8	16.35'	N14°40'13"E
L9	22.24'	N14°40'13"E
L10	58.07'	N14°08'49"E
L11	75.62'	N3°36'33"E
L12	15.12'	N37°38'47"E
L13	75.49'	N17°06'06"E
L14	10.86'	N0°51'43"W
L15	107.62'	N0°51'43"W
L16	86.54'	N0°51'43"W
L17	19.62'	N17°28'02"E
L18	29.73'	N17°28'02"E
L19	41.61'	N6°16'50"E
L20	60.65'	N23°05'14"E
L21	36.51'	N23°05'14"E
L22	45.90'	N28°20'37"E
L23	67.01'	N2°09'04"W
L24	9.92'	N9°08'46"E
L25	56.75'	N9°08'46"E
L26	85.21'	N22°05'18"E
L27	62.44'	N13°53'07"W
L28	37.55'	N54°18'39"W
L29	54.76'	N54°18'39"W
L30	32.45'	N6°59'39"W
L31	29.70'	N6°59'39"W
L32	69.43'	N38°40'01"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L33	9.93'	N25°07'16"W
L34	89.90'	N25°07'16"W
L35	16.38'	N35°24'27"W
L36	5.30'	N69°27'47"W
L37	71.66'	N89°27'47"W
L38	37.98'	N87°57'13"W
L39	54.07'	N87°



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

Parcel ID# AV-1325, AV-1317-D, AV-1313-D-2, AV-1313-D-1 Item 6.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as

Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s)

AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2 within the Town of Apple Valley, Washington County, Utah.

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

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

Signature(s):

[Signature]
Name

Applicant/Owner

4-3-23
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)

)§

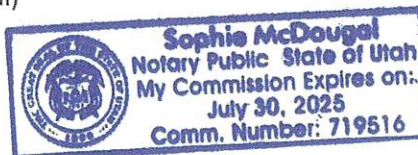
County of Washington)

On this 5 day of April, in the year 2023, before me, Sophie McDougall a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

[Signature]
(notary signature)

(seal)



Account 0425028

Location	Owner	Value			
Account Number 0425028	Name HOLM HOUSE LLC	Market (2022)	\$3,256,440		
Parcel Number AV-1313-D-1	2120 S COTTONWOOD CANYON # 125	Taxable	\$73,810		
Tax District 45 - Apple Valley Town	CANNONVILLE, UT 84718	Tax Area: 45	Tax Rate: 0.007228		
Acres 497.25		Type	Actual	Assessed	Acres
Situs 0, 0		Farm			
Legal S: 19 T: 42S R: 11W BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E 1866.76 FEET, THENCE S. 0°08'17" E 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E 134.35 FEET), THENCE S. 44°50'54" E 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD C		\$3,256,440	\$73,810	542.740	
		FAA			

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder
 01/24/2023 02:56:30 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
 Standard Development LLC
 2120 S Cottonwood Canyon, #125
 Cannonville, UT 84718



SOUTHERN UTAH
 TITLE COMPANY
 "Doing good Deeds for over 70 years"
 sutl.com

Order No. 226766 - EFP

Space Above This Line for Recorder's Use

Tax I.D. No. AV-1313-D-1, AV-1348-B, AV-1349 & AV-1359

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company , grantor(s), of Enterprise, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Standard Development LLC, a Utah limited liability company , grantee(s) of Cannonville, County of Garfield, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

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

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, ~~2013~~ ²⁰²³.

K & D Family, L.L.C., a Utah limited liability company

By: Kerry Holt
 Kerry Holt, Manager

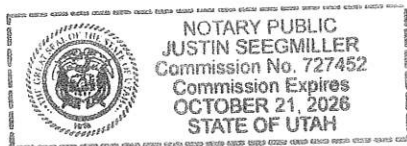
KDLR LLC, a Nevada Limited Liability Company

By: Kerry Holt
 Kerry Holt, Manager

STATE OF Utah)
) :ss.

COUNTY OF Washington)

On the 19 day of January, ~~2013~~ ²⁰²³, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.



Justin Seegmiller
 NOTARY PUBLIC

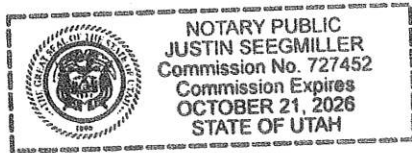
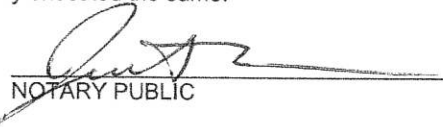
My Commission Expires:

STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 19 day of January, ~~2022~~ ²⁰²³, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of KDLR LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.


NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company grantor(s), to Standard Development LLC, a Utah limited liability company grantee(s).

Order No. 226766

Tax I.D. No. AV-1313-D-1, AV-1348-B, AV-1349 & AV-1359

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PROPOSED "WEST TEMPLE VILLAGE PHASE 1"

PARCEL 4: (AV-1359)

The West half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 10, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 5: (AV-1349)

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) and the South 4.5 acres of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 6: (AV-1348-B)

The North 35.5 acres of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Initials

KH *KH*

Warranty Deed Page 1 of 5

Gary Christensen Washington County Recorder
01/24/2023 02:56:30 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Holm House LLC
2120 S Cottonwood Canyon, #125
Cannonville, UT 84718



SOUTHERN UTAH
TITLE COMPANY
"Doing good Deeds for over 70 years"
www.sutitle.com

Order No. 226766 - EFP

Space Above This Line for Recorder's Use

Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346, and AV-1348-A

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company and KDRL LLC, a Nevada Limited Liability Company, grantor(s), of Enterprise, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Holm House LLC, a Utah limited liability company, grantee(s) of Cannonville, County of Garfield, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

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

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, 2023

K & D Family, L.L.C., a Utah limited liability company

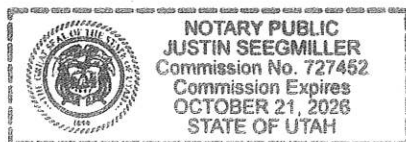
By: Kerry Holt
Kerry Holt, Manager

KDRL LLC, a Nevada Limited Liability Company

By: Kerry Holt
Kerry Holt, Manager

STATE OF Utah)
) ss.
COUNTY OF Washington)

On the 19 day of January, 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.



Justin
NOTARY PUBLIC

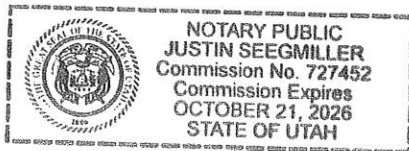
My Commission Expires:

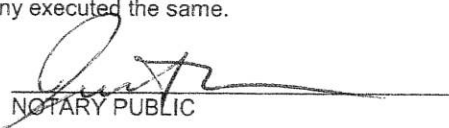
STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 19 day of January, ~~2013~~ ²⁰²³, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of KDLR LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.




NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company grantor(s), to Holm House LLC, a Utah limited liability company grantee(s).

Order No. 226766

Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346, and AV-1348-A

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E. 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E. 1866.76 FEET, THENCE S. 0°08'17" E. 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E. 134.35 FEET), THENCE S. 44°50'54" E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. 39°37'37" E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. 89°59'57" W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. 89°51'24" W. 541.18 FEET TO A FOUND REBAR, THENCE S. 0°08'20" E. 951.93 FEET TO A FOUND REBAR, THENCE S. 61°36'17" E. 219.25 FEET, THENCE S. 28°39'03" E. 268.82 FEET, THENCE N. 87°41'09" E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°06'03" E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S. 89°45'20" W. 4.46 FEET), THENCE N. 89°41'59" W. 323.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50 FOOT WIDE ROADWAY):

BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E., THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (AV-1348-A)

The North half of the Northwest Quarter (N½NW¼) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 7: (AV-1346)

The Northeast Quarter (NE¼) and the North half of the Northwest Quarter (N½NW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 8: (AV-1345)

The South half of the Northwest Quarter (S½NW¼) and the Southwest Quarter (SW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 9: (AV-1327)

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); the Southeast Quarter (SE $\frac{1}{4}$); the West half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described property:

The North half of the West half of the Northwest Quarter (N $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 10: (AV-1326)

The South half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 27, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

Initials KH, KH



Big Plains Water Special Service District

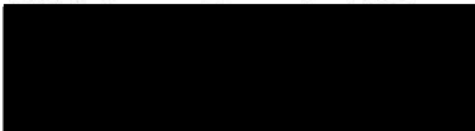
1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

Item 6.

December 15, 2022

Travis Holm



Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter

For
Travis Holm

West Temple Village

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. This letter is for Lots 1 thru 27 of West Temple Village. Lots 28 and 29 will be dealt with separately due to their commercial use.
2. Connect to district water main next to HWY 59 and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.

A Final Water Service Letter (Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD



April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: West Temple Subdivision

Kyle,

Ash Creek SSD is providing a conditional will serve for the West Temple Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District



Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen



Re: West Temple

Located: Parcel #AV-1313-D-1

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that power is within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this development until its new substation currently under construction is completed.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

DIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY

OWNER

Item 6.

STATE OF UTAH

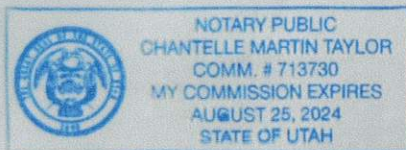
COUNTY OF WASHINGTON

I (We) Travis Holm, 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

Property Owner

Subscribed and sworn to me this 7th day of April, 20 2023



Chantelle Martin Taylor
Notary Public

Residing in: Utah County My

Commission Expires: 08-25-2024

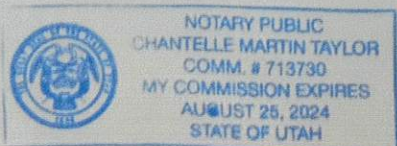
AGENT AUTHORIZATION

I (We), Travis Holm, the owner(s) of the real property described in the attached application, do authorize as my(our) agent(s) Scott Holm 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.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 7th day of April, 20 23



Chantelle Martin Taylor
Notary Public

Residing in: Utah County My

Commission Expires:

AFFIDAVIT PROPERTY OWNER

STATE OF CALIFORNIA)
)ss
COUNTY OF SAN JOAQUIN)

I, MARK BRYAN, Trustee of the Apple Valley Development Trust, Dated September 27, 2016, being duly sworn, depose and say that I am the owner of the property Identified as parcels AV-1317-B and AV-1317-D, and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

Mark-Linn Bryan, TTEE

BY Mark Bryan, Trustee

ACKNOWLEDGMENT

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.

California State)
San Joaquin County)

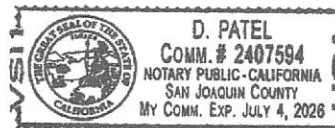
On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, 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 persons(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (SEAL)



AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016,** am the owner of the real property described in the attached application, do authorize as my agents, TRAVIS HOLM/ SCOUT HOLM, to represent me regarding any and all applications and to appear on my behalf before any administrative body in the Town of Apple Valley considering any and all applications and to act in all respects as my agent.

Apple Valley Development Trust,

Mark-Linn Bryan, TRTEE
By Mark Bryan, Trustee

ACKNOWLEDGMENT

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

California State)
San Joaquin County)

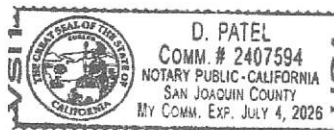
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I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (SEAL)



When Recorded Mail Deed and Tax Notice To:
Holm House LLC
2120 S Cottonwood Canyon Rd. #125
Cannonville, Utah 84718

DOC # 20230023162

Quit Claim Deed Page 1 of 4
Gary Christensen Washington County Recorder
08/02/2023 04:02:33 PM Fee \$ 40.00
By HOLM HOUSE LLC



QUIT-CLAIM DEED

Holm House LLC, a Utah limited liability company, who took title as **Holm House LLC**, grantors, hereby **QUIT-CLAIMS** to

Holm House LLC, a Utah limited liability company, grantee(s) of Canonville, County of Garfield, State of Utah, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** the following described tract of land in Washington County, State of UTAH:

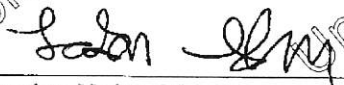
See Exhibit "A" - Attached hereto and made a part hereof.

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

WITNESS the hand(s) of said grantor(s), this 2nd day of August, 2023.

Holm House LLC, a Utah limited liability company

By: Onland Management LLC, a Utah limited liability company, Manager

By: 
Landon Holm, Member

See Attached page for the Notary Acknowledgment

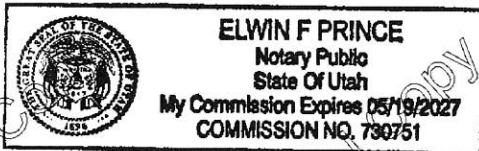
Notary Attachment to that certain QUIT CLAIM DEED executed by Holm House LLC, a Utah limited liability company, grantor, in favor of Holm House LLC, a Utah limited liability company, grantee.

STATE OF UTAH

ss

County of Washington)

On the 2nd day of August, 2023, personally appeared before me Landon Holm, who being by me duly sworn, says that he is the Member of Onland Management LLC, a Utah limited liability company, the Manager of Holm House, LLC, a Utah limited liability company the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.




Notary Public

EXHIBIT A

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. $0^{\circ}04'55''$ W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-OF-WAY LINE N. $54^{\circ}10'15''$ W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. $54^{\circ}09'33''$ W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. $54^{\circ}10'49''$ W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. $45^{\circ}00'21''$ W. 873.58 FEET TO A FOUND REBAR, THENCE N. $70^{\circ}39'33''$ W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. $67^{\circ}02'27''$ W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. $0^{\circ}02'22''$ W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. $89^{\circ}59'21''$ E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. $0^{\circ}01'23''$ W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. $82^{\circ}38'25''$ E. 771.67 FEET TO A FOUND REBAR, THENCE S. $0^{\circ}07'25''$ E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. $89^{\circ}52'51''$ E. 370.34 FEET TO A FOUND REBAR, THENCE N. $0^{\circ}02'39''$ W. 247.22 FEET TO A FOUND REBAR, THENCE N. $89^{\circ}59'16''$ W. 197.73 FEET TO A FOUND REBAR, THENCE N. $0^{\circ}06'40''$ W. 248.04 FEET, THENCE S. $89^{\circ}58'49''$ E. 998.19 FEET, THENCE S. $0^{\circ}05'58''$ E. 466.69 FEET, THENCE S. $89^{\circ}58'49''$ E. 1866.76 FEET, THENCE S. $0^{\circ}08'17''$ E. 255.62 FEET TO A FOUND REBAR, THENCE S. $89^{\circ}59'43''$ E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 437.89 FEET (THE CHORD OF SAID CURVE BEARS S. $67^{\circ}25'19''$ E. 134.35 FEET), THENCE S. $44^{\circ}50'54''$ E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. $39^{\circ}37'37''$ E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. $89^{\circ}59'57''$ W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. $0^{\circ}07'44''$ E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. $89^{\circ}51'24''$ W. 541.18 FEET TO A FOUND REBAR, THENCE S. $0^{\circ}08'20''$ E. 951.93 FEET TO A FOUND REBAR, THENCE S. $61^{\circ}36'17''$ E. 219.25 FEET, THENCE S. $28^{\circ}39'03''$ E. 268.82 FEET, THENCE N. $87^{\circ}41'09''$ E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. $0^{\circ}07'44''$ E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. $0^{\circ}06'03''$ E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S.

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TAX ID: AV-1313-D-1; AV-1-2230-240

RURAL ESTATES ACCESSORY BUILDINGS

Item 7.

District	Area	Lot Width in Feet	Yard Setbacks in Feet for Primary Residence			Square Feet Maximum Size of	Square Feet Maximum Size of	Maximum Total Combined Building Coverage Of Lot	Maximum Accessory Building SF Coverage Of Lot
			Front	Side	Rear	Accessory Building	Shipping Container	On lot (see 10.28.240D)	Accessory Building
RE-1.0	1.0 acre	100	25	10	10	4,000	700	50%	10,000
RE-2.5	2.5 acres	150	25	25	25	4,500	1,000	50%	15,000
RE-5.0	5.0 acres	200	25	25	25	5,000	1,500	50%	25,000
RE-10.0	10.0 acres	300	25	25	25	6,000	1,800	50%	50,000
RE-20.0	20.0 acres	400	25	25	25	8,000	2,500	50%	100,000
RE-X	**Any Size	400	25	25	25	10,000	3,000	50%	200,000

1. Shipping containers shall not be stacked unless they are used for an accessory building structure or primary dwelling structure and the exterior is completely covered by an exterior siding that must meet all visual and structural requirements set forth by the building and safety ordinances.

2. Any accessory building must not exceed 25 feet in height.

3. All accessory building permits must be accompanied by a building permit for a primary dwelling or be used in conjunction with an existing primary dwelling. An accessory building permit may be issued without a primary dwelling being on the property with a CUP.

4. No accessory building shall be occupied or used as any type of living space.

**APPLE VALLEY
ORDINANCE O-2023-31**

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

SECTION 1: **AMENDMENT** “10.10.050 RE Rural Estates Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

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, following the issuance of a building permit for a permanent dwelling, are as follows:
 - 1. Single-family dwellings not less than 1,000 sq. ft. on the main floor;
 - 2. Accessory buildings and uses;
 - 3. Home occupations;
 - 4. Raising of crops, gardens, and horticulture;
 - 5. Residential facility for persons with a disability (see AVLU 10.28 for supplementary information); permanent residence not required.
 - 6. Residential facility for the elderly (see AVLU 10.28 for supplementary information); permanent residence not required.
 - 7. Churches; permanent residence not required.
 - 8. Public park or playgrounds;
 - 9. The keeping of animals and fowl for family food production, but not for commercial use.
 - 10. 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 lot shall exceed one hundred (100) points per acre. All Lots will be apportioned 25 points in 0.25 acre increments up to 250 points or 2.5 acres. (e.g., a 1.20 acre lot is allocated 100 points. A 1.25 acre lot is allocated 125 points). After 5 acres, 25 points per 0.25 acre increments up to 500 points or 7.5 acres. After 10 acres, 25 points per 0.25 acre increments up to 750 points or 12.5 acres. After 15 acres, 25 points per 0.25 acre increments up to 1000 points or 20 acres. (eg. a 12 acre lot is allocated 250 points for the first 5 acres, 250 points for the 2nd 5 acres, plus 200 points for the next 2 acres for a total of 700 points).
 - b. Type of animal or fowl (number of points per animal), further

restrictions:

- (1) Cow, horse, donkey, mule, or similar large animal, and potbelly pig 25 points each, but not to exceed the maximum of ten (10) large animals per five (5) acres;
 - (2) Miniature horses, sheep, goats, or similar medium-size animals, less than 36 inches in height as measured from the withers, (8 points each), but not to exceed the maximum of twenty (20) medium animals per five (5) acres;
 - c. Chickens, ducks, pigeons, doves, rabbits, turkeys, geese, pheasants, and similar small and medium-size fowl are not to exceed twenty thirty (30) per One (1) acre;
 - d. No rooster is permitted on any lot which is less than one (1) acre. Lots 1 acre or larger may have one (1) rooster per thirty (30) chickens.
 - e. Only domestic and farm animals including household dogs and pets shall be kept on any lot with in the Rural Estates Zone.
 - f. Other than domesticated potbelly pigs allowed under AVLU 10.10.050.B.11.b(1), the keeping of any pigs is not allowed in the Rural Estates Zone.
 - g. The following shall be excluded from consideration for the purpose of determining compliance with this section:
 - (1) The unweaned, offspring of a residing animal or fowl, under six (6) months of age.
 - (2) Residents 18 years or younger participating in a 4-H, FFA or similar youth program raising an animal with the intent to sell the animal at auction within twelve (12) months.
 - h. Animals shall be contained in proper pens, coups, corals, pasture, paddock, arena, or similar exercise area on owners property Animal enclosures shall be cleaned regularly, be kept in good repair, give the animals ample room, and offer the animals shelter and shade.
 - i. Noise, safety, pests or smell nuisances that result from improper care of animals or property are strictly prohibited. Property owners must implement a fly mitigation program with deployment of fly traps, fly spray chemicals or fly predators and maintain these devices and methods during the fly season for vector control.
 - j. Violation of AVLU 10.10.050.B.11 is an infraction punishable by fine up to \$750 if violation is not corrected within thirty (30) days of initial notice of violation.
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
1. Assisted living facility (RE-5, RE-10, RE-20, RE-X only)
 2. Accessory use and buildings before a building permit is issued.
 3. Raising of crops, gardens, and horticulture before a building permit is issued.
 4. The keeping of animals and fowl for family food production, but not for commercial use before a building permit is issued.
- D. Any use not specifically allowed under permitted uses shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or

conditional use as provided in subsection 10-7-180-E4 of this title.

- E. 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.

F. Minimum Area, Width, and Yard Regulations

Dis trict	Are a	Lot Width in Feet	Yard Setbacks in Feet for Primary Residence			<u>Square Feet Maximu m Size of</u>	<u>Square Feet Maximu m Size of</u>	Maximum <u>Total Combined Building Coverage of Lot</u>	<u>Maximum Accessory Building SF Coverage of Lot</u>
	Min imu m	Mini mum	Fron t	Si de	<u>Rea r</u>	<u>Accesso ry Building</u>	<u>Shipping Containe r</u>	On lot (see 10.28.240 D)	<u>Accessory Building</u>
RE - 1.0	1.0 acre	100	25	10	<u>10</u>	<u>4,000</u>	<u>700</u>	50%	<u>10,000</u>
RE - 2.5	2.5 acre s	150	25	25	<u>25</u>	<u>4,500</u>	<u>1,000</u>	50%	<u>15,000</u>
RE - 5.0	5.0 acre s	200	25	25	<u>25</u>	<u>5,000</u>	<u>1,500</u>	50%	<u>25,000</u>
RE - 10. 0	10.0 acre s	300	25	25	<u>25</u>	<u>6,000</u>	<u>1,800</u>	50%	<u>50,000</u>
Re- 20. 0	20.0 acre s	400	25	25	<u>25</u>	<u>8,000</u>	<u>2,500</u>	50%	<u>100,000</u>
RE -X	**A ny Size	400	25	25	<u>25</u>	<u>10,000</u>	<u>3,000</u>	50%	<u>200,000</u>

** No more than one (1) Primary home on a property.

1. Shipping containers shall not be stacked unless they are used for an accessory building structure or primary dwelling structure and the exterior is completely covered by an exterior siding that must meet all visual and structural requirements set forth by the building and safety ordinances.
2. Any accessory building must not exceed 25 feet in height.
- 3.

All accessory building permits must be accompanied by a building permit for a primary dwelling or be used in conjunction with an existing primary dwelling. An accessory building permit may be issued without a primary dwelling being on the property with a Conditional Use Permit (CUP).

4. No accessory building shall be occupied or used as any type of living space.

G. Modifying Regulations:

1. 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.
2. 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/ 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.
3. 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.
4. All lighting shall comply with AVL 10.26 Outdoor Lighting Ordinance.
5. Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
 - a. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 - b. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
6. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit.
7. For additional restrictions and clarifications in this zone, see AVL 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
8. 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.
9. On large lots 2.5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.

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

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

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from September 20, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Jarry Zaharias	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor, Apple Valley

SINGLE FAMILY ACCESSORY BUILDINGS

Item 8.

District	Area	Lot Width in Feet	Yard Setbacks in Feet for Primary Residence			Square Feet Maximum Size of	Square Feet Maximum Size of	Maximum Total Combined Building Coverage of Lot	Maximum Accessory Building Coverage of Lot
			Front	Side	Rear	Accessory Building	Shipping Container	On lot (see 10.28.240D)	Accessory Building
SF-.50	20,000 sq. ft.	80	25	10	10	2,000	400	50%	4,500
SF-1.0	40,000 sq. ft.	80	25	10	10	2,500	700	50%	6,000
SF-2.5	2.5 acres	150	25	25	25	3,000	1,000	50%	10,000
SF-5.0	5.0 acres	200	25	25	25	3,500	1,200	50%	16,000
SF-10.0	10.0 acres	300	25	25	25	4,000	1,500	50%	25,000

1. Shipping containers shall not be stacked unless they are used for an accessory building structure or primary dwelling structure and the exterior is completely covered by an exterior siding that must meet all visual and structural requirements set forth by the building and safety ordinances.

2. Any accessory building must not exceed 25 feet in height.

3. All accessory building permits must be accompanied by a building permit for a primary dwelling or be used in conjunction with an existing primary dwelling. An accessory building permit may be issued without a primary dwelling being on the property with a CUP.

4. No accessory building shall be occupied or used as any type of living space.

**APPLE VALLEY
ORDINANCE O-2023-32**

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

SECTION 1: AMENDMENT “10.10.060 SF Single Family Residential Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.10.060 SF Single Family Residential Zone

Purpose: The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permits the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be harmful to a single-family residential neighborhood.

- A. Permitted Uses: Uses permitted in this zone, following the issuance of a building permit for a permanent dwelling, are as follows:
1. Single Family dwelling with a minimum of 1000 sq ft. on the main level.
 2. Accessory use and buildings; permitted simultaneously or after obtaining a building permit and construction and occupancy of a residential dwelling.
 3. Home gardens and trees, keeping of household dogs, cats and chickens (up to six (6) per lot). No roosters allowed.
 4. Residential facility for persons with a disability (see AVLU 10.28 for supplementary information).
 5. Residential facility for the elderly (see AVLU 10.28 for supplementary information), no permanent residence required., no permanent residence required.
 6. Churches
 7. Group homes, no permanent residence required.
 8. Home occupation
 9. Parks and playground
 10. Metal building
- B. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
1. Assisted living facility (SF-5, SF-10 only)
 2. Accessory use and buildings before a building permit is issued.
- C. Any use not shown in this section shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or conditional use as

provided in subsection 10-7-180-E4 of this title.

- D. Height Regulations: No building shall be erected to a height greater than thirty five (35'). No accessory building shall be erected to a height greater than twenty five (25') feet, unless a conditional permit has been obtained.

- E. Area Width and Yard Regulations:

Dist rict	Area	Lot Widt h in Feet	<u>Yard Setbacks</u> for Yards in Feet <u>for</u> <u>Primary</u> <u>Residence</u>			<u>Square</u> <u>Feet</u> Maxim um Size of	<u>Square</u> <u>Feet</u> <u>Maximum</u> <u>Size of</u>	Maxim um <u>Access</u> <u>ory</u> Buildin g Covera ge <u>of</u> <u>Lot</u>	<u>Maximum</u> <u>Accessory</u> <u>Building</u> <u>Coverage of</u> <u>Lot</u>
	Mini mum	Mini mum	Fro nt	Side	<u>Rear</u>	Access ory Buildin g	<u>Shipping</u> <u>Container</u>	On lot (see note 10 & 10.28.2 40D)	<u>Accessory</u> <u>Building</u>
-	-	-	-	-	-	-		-	
SF- 50	20,00 0 sq. ft.	80	25	10	<u>10</u>	<u>2,000</u>	<u>400</u>	50%	<u>4,500</u>
SF- 1.0	40,00 0 sq. ft.	80	25	10	<u>10</u>	<u>2,500</u>	<u>700</u>	50%	<u>6,000</u>
SF- 2.5	2.5 acres	150	25	25	<u>25</u>	<u>3,000</u>	<u>1,000</u>	50%	<u>10,000</u>
SF- 5.0	5.0 acres	200	25	25	<u>25</u>	<u>3,500</u>	<u>1,200</u>	50%	<u>16,000</u>
SF- 10. 0	10.0 acres	300	25	25	<u>25</u>	<u>4,000</u>	<u>1,500</u>	50%	<u>25,000</u>

1. Shipping containers shall not be stacked unless they are used for an accessory building structure or primary dwelling structure and the exterior is completely covered by an exterior siding that must meet all visual and structural requirements set forth by the building and safety ordinances.
2. Any accessory building must not exceed 25 feet in height.
3. All accessory building permits must be accompanied by a building permit for

a primary dwelling or be used in conjunction with an existing primary dwelling. An accessory building permit may be issued without a primary dwelling being on the property with a Conditional Use Permit (CUP).

4. No accessory building shall be occupied or used as any type of living space.

F. Modifying Regulations:

1. Side Yards: The side yard setback on a "street side" yard shall be fifteen (15) feet
2. Private Garages and Accessory Buildings: Private garages and accessory buildings located at least 10' behind the main dwelling on lots less than ½ acre may have a side yard of three feet (3'), all others must be ten feet (10'), provided that all corner lots shall maintain fifteen feet (15') on the street side.
3. 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.
4. Location of Required Parking: Required parking shall not be located in the front yard setback.
5. All lighting shall comply with AVL 10.26 Outdoor Lighting Ordinance.
6. For additional restrictions and clarifications in this zone, see AVL 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
7. Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
 - a. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 - b. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
8. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit.
9. On large lots 5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.
10. Maximum Building Coverage on a lot is defined as: A building or group of buildings including all accessory buildings may not cover more than 50 percent of the area of the lot.
11. 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.

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

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

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from September 20, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Jarry Zaharias	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor, Apple Valley

10-9a-303 Entrance upon land.

The municipality may enter upon any land at reasonable times to make examinations and surveys pertinent to the:

- (1) preparation of its general plan; or
- (2) preparation or enforcement of its land use ordinances.

Renumbered and Amended by Chapter 254, 2005 General Session

**APPLE VALLEY
ORDINANCE O-2023-33**

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

SECTION 1: **AMENDMENT** “10.02.110 Enforcement” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.02.110 Enforcement

1. As per Utah code 10-9a-303 Entrance upon land. The municipality may enter upon any land at reasonable times to make examinations and surveys pertinent to the:
 - A. preparation of its general plan; or
 - B. preparation or enforcement of its land use ordinances.
2. The building inspector is hereby designated and authorized as the official charged with the enforcement of this title, but the town council may from time to time entrust such administration, in whole or in part, to any other employee of the Town without amendment to this title.

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

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

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from September 20, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Jarry Zaharias	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor, Apple Valley



**APPLE VALLEY PLANNING COMMISSION PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, August 02, 2023 at 6:00 PM

MINUTES

Chairman | Michael Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Bradley Farrar

CALL TO ORDER- Chairman Farrar called the meeting to order at 5:59 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Michael Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

Commissioner Garth Hood

Commissioner Bradley Farrar

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING | DISCUSSION AND POSSIBLE ACTION

1. **Public Hearing:** Adopt Title 10.40 Private Cemeteries For Human Interment, Ordinance-O-2023-26.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

8. **Discussion and Possible Action:** Consider Recommendation of Approval for Adopting Title 10.40 Private Cemeteries For Human Interment, Ordinance-O-2023-26.

MOTION: Commissioner Farrar motioned that we recommend approval for adopting title 10.40 Private Cemeteries For Human Interment, Ordinance-O-2023-26.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye

Commissioner Hood - Aye

Commissioner Palmer - Aye

Commissioner Fralish - Aye

Chairman Farrar - Aye



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 02, 2023 at 6:00 PM

MINUTES

The vote was unanimous and the motion carried.

2. **Public Hearing:** Zone Change Application for AV-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0), Reason for Request: Ament the current PUD to obtain rural estate large lot zoning. Applicant: Jerry Eves.

Bob Nicholson from Shums Coda Associates reviewed the staff report in the agenda packet.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

3. **Discussion and Possible Action:** Consider Approval of Zone Change Application for AV-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0), Reason for Request: Ament the current PUD to obtain rural estate large lot zoning. Applicant: Jerry Eves.

Chairman Farrar welcomed growth of over five acres parcels for residential. Commissioner Fralish is in favor of the zone change.

MOTION: Commissioner Hood motioned that we recommend approval to Town Council for item number 3 for the Zone Change for AV-1365-D from Planned Development to RE-5, large lot zoning, motion we recommend approval.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 02, 2023 at 6:00 PM

MINUTES

4. **Discussion and Possible Action:** Consider Recommendation of Approval for Preliminary Plat Application for AV-1365-D. Proposed Use: 2 Single Family Lots. Owner: Dean Monson. Agent: Jerry Eves.

Chairman Farrar explained this application was tabled from the June 28, 2023 Planning Commission Hearing/Meeting due to technicality on the previous agenda item, the zone change.

Bob Nicholson with Shums Coda Associates reviewed the staff report in the agenda packet.

Chairman Farrar commented is in favor of the two lots. Commissioners discussed road standards for this application.

MOTION: Commissioner Farrar motioned that we recommend approval for the Preliminary Plat Application for AV-1365-D, the proposed use of two single family lots.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

5. **Discussion and Possible Action:** Consider Recommendation of Approval for Zone Change Application for AV-1317-D from Open Space Transition (OST) to SF Single Family Residential Half-acre (SF-.50), Reason for Request: To match zoning to the Crimson Peaks subdivision. Applicant: Travis Holm.

Corey Bundy with Shums Coda Associates reviewed the staff report in the agenda packet. The pending updated affidavit has been received. Chairman Farrar discussed that the requested zone change does not match the general plan and for half an acre a general plan map amendment would possibly be needed.

Karl Rasmussen of ProValue Engineering with the applicant asked about the formality process and if there would be a decision be made with half acre.

Matt Loo, legal representative with the applicant commented on tabling rather than approving or denying with conditions. Chairman Farrar discussed this is a huge project and his opinion is to table for the new application.



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 02, 2023 at 6:00 PM

MINUTES

Chairman Farrar asked the Planning Commission for their comments. Commissioner Farrar discussed they would recommend for zone change and public hearing for a new application for one acre zone change application. A new application and the fee waived was discussed by Chairman Farrar.

MOTION: Commissioner Hood motioned that we table number five which is AV-1317-D changing from open space transition to single family half acre, to allow a new application and see what happens at the next meeting.

SECOND: The motion was seconded by Commissioner Farrar.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

6. **Discussion and Possible Action:** Consider Recommendation of Approval for Preliminary Plat Application for Crimson Peaks subdivision. Proposed Use: Single Family 1/2. Agent: Travis Holm, Scout Holm. *Tabled from June 28, 2023 Planning Commission Hearing/Meeting.

Chairman Farrar commented since the zone change on the previous agenda item was tabled the preliminary plat should also be tabled.

MOTION: Commissioner Farrar motioned that we table the considering recommendation of approval for preliminary plat application for Crimson Peaks subdivision proposed use of single-family half acre.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye



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The vote was unanimous and the motion carried.

Chairman Farrar commented that his suggestion is to meet with our engineers regarding water commencement, wastewater approval, fire access road, and bridges explanation.

- 7. Discussion and Possible Action:** Consider Recommendation of Approval for Preliminary Plat Application for West Temple Village Subdivision. Purpose of Request: Residential. Owner: Standard Development, Holm House. *Tabled from June 28, 2023 Planning Commission Hearing/Meeting.

Corey Bundy with Shums Coda reviewed the staff review report in the agenda packet.

Chairman Farrar asked about the illegal lot split and until recorded with Washington County as final, this application should be tabled.

MOTION: Commissioner Farrar motioned that we table item number seven considering recommendation of approval for preliminary plat application for West Temple Village subdivision purpose of request, residential.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

Chairman Farrar commented on the issues he sees with the plat. The application states residential use but plot has commercial. Approval for commercial lots will require approval from UDOT due to the access and acceleration lanes. Approval from Big Plains Water Special Services District for approval of entire project or eliminate the project and complete one phase application. The plan for the bridge. Water rights need to be dedicated for the entire project unless going to do a phase one application. The application states 528 acres but is 497.25 acres. The application state Holm House and Standard Developments as the owners but Washington County only states Holm House as the owner. Ash Creek has given a conditional will serve requiring a preliminary feasibility study and he would like to see that



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study. Chairman Farrar commented about lots under one acre. He has no problem meeting with anyone if requested.

APPROVAL OF MINUTES

9. Minutes: June 28, 2023.

MOTION: Commissioner Farrar motioned that we approve the minutes from June 28, 2023.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Farrar motioned to adjourn the meeting.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.



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The meeting was adjourned at 7:02 p.m.

Date Approved: _____

Approved BY: _____

Chairman | Michael Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo