PLANNING COMMISSION - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley
Wednesday, July 03, 2024 at 6:00 PM

HEARING NOTICE

Public Notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold Public Hearings on **Wednesday, July 03, 2024** at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Public Hearing will be held on the following topics:

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

Interested persons are encouraged to attend public hearings to present their views or present their views in writing at least 48 hours prior to the meeting by emailing clerk@applevalleyut.gov.

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Town Clerk and Recorder for the Town of Apple Valley, hereby certify that this Hearing Notice 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 on the 19th day of June, 2024.

Dated this 19th day of June, 2024

Jenna Vizcardo, Town Clerk and Recorder

Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

APPLE VALLEY
ORDINANCE O-2024-27

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

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

AMENDMENT

10.28.140 Requirements For Bed And Breakfast Inn

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

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

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

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

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

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

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

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Michael Farrar, Mayor, Apple Valley

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

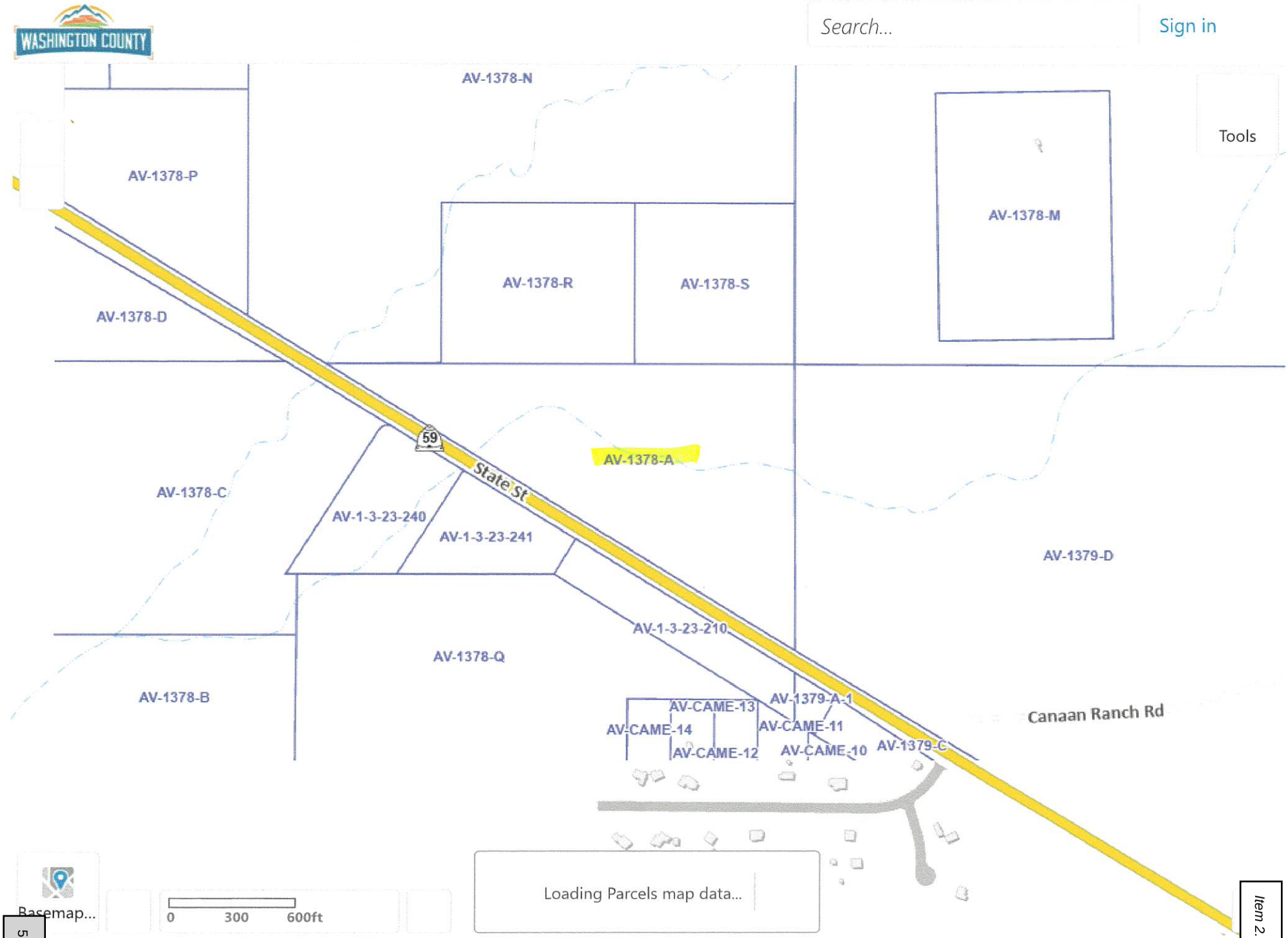
Owner: Kenstall LLC		Phone: [redacted]
Address: [redacted]		Email:
City: [redacted]	State: [redacted]	Zip: [redacted]
Agent: (If Applicable)		Phone:
Address/Location of Property: Apple Valley, North of Canaan Springs	Parcel ID: AV-1362, AV-1378-A	
Existing Zone: OST		Proposed Zone: A-X
For Planned Development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

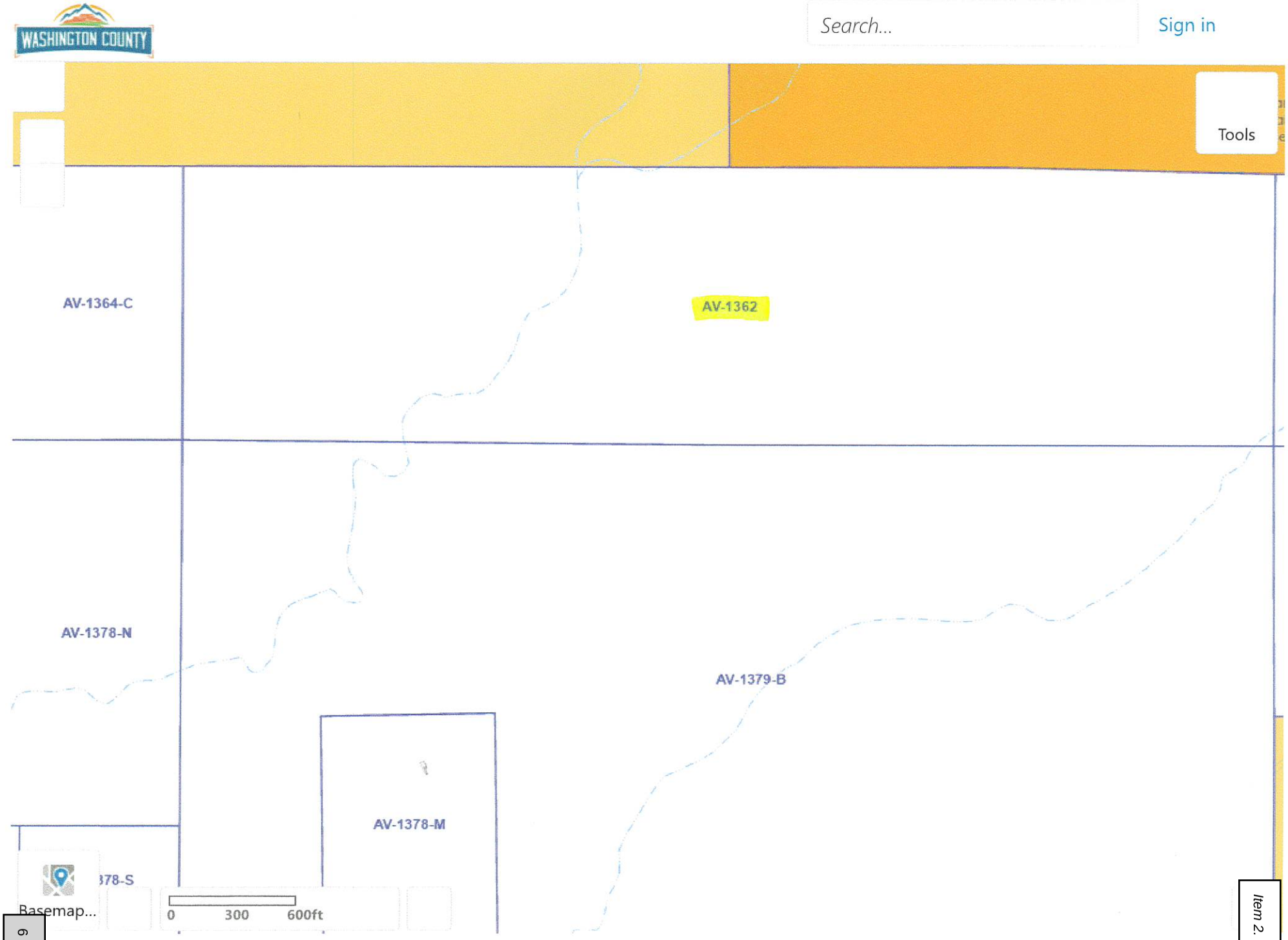
Submittal Requirements: The zone change application shall provide the following:

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

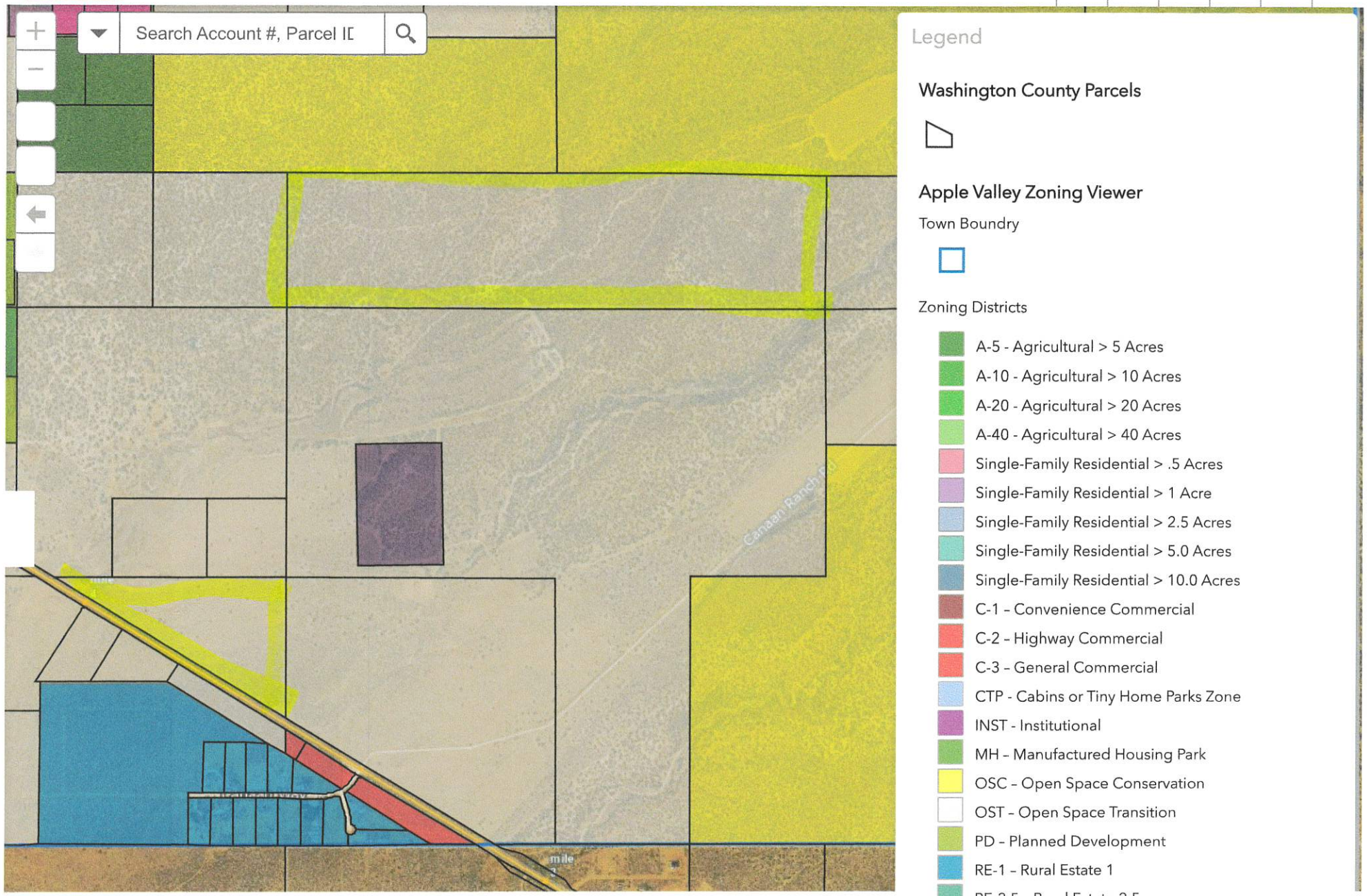
Applicant Signature	Date
Kendra Webb	5-29-24

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


WASHINGTON COUNTY
Search...
Sign in
Tools
AV-1378-N
AV-1378-P
AV-1378-M
AV-1378-R
AV-1378-S
AV-1378-D
59
State St
AV-1378-A
AV-1378-C
AV-1-3-23-240
AV-1-3-23-241
AV-1379-D
AV-1-3-23-210
AV-1378-Q
AV-1378-B
AV-1379-A-1
AV-CAME-13
AV-CAME-14
AV-CAME-11
AV-CAME-12
AV-CAME-10
AV-1379-C
Canaan Ranch Rd
Basemap...
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WASHINGTON COUNTY
Search...
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Tools
AV-1364-C
AV-1362
AV-1378-N
AV-1379-B
AV-1378-M
378-S
Basemap...
0
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600ft

Apple Valley Zoning Districts Viewer



Legend

Washington County Parcels

Apple Valley Zoning Viewer

Town Boundry

Zoning Districts

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

Item 2.

DOC ID 20160044334

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

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

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

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

QUITCLAIM DEED

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

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

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

KBGD, INC.

Kirk Webb

By: Kirk Webb
Its: President

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

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

RICKI RENEE STEPHENS
NOTARY PUBLIC - STATE of UTAH
COMMISSION #673227
COMM. EXP. 01-01-18

Notary Public

Unofficial Copy

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

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

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

TOGETHER WITH all improvements and appurtenances thereunto belonging.

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

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

June 12, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1362, AV-1378-A
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space Transition Zone (OST) A-X Agricultural Zone (A-X) for the stated purpose of "Change to Agricultural." The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following links:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05_Temporary_Ordinance_For_Zone_Change_To_A-X_Agricultural_Zone

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_A_Agricultural_Zone

The hearing will be held **Wednesday, July 3rd at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

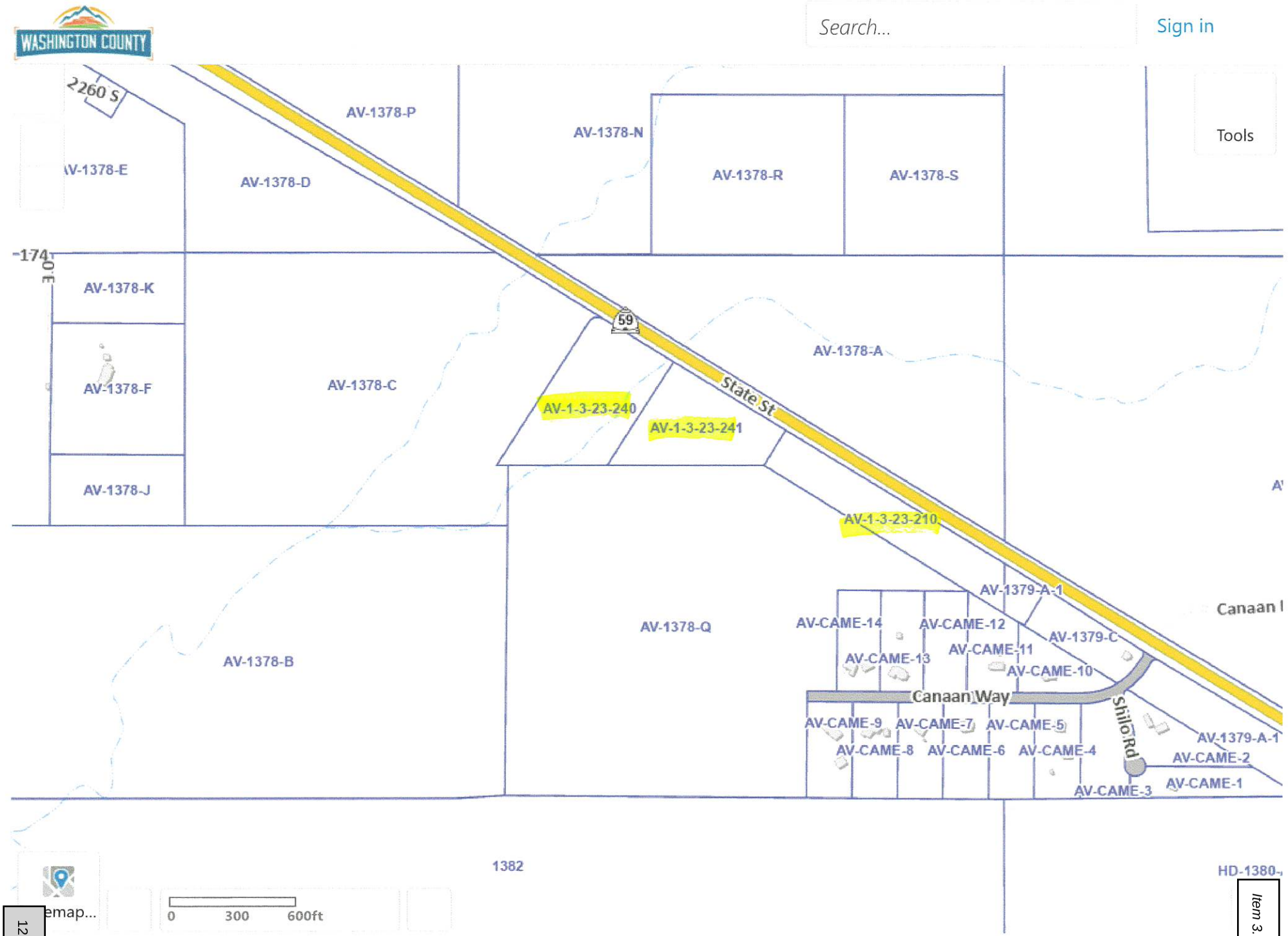
Owner: Circle 9 LLC	Phone: [redacted]
Address: [redacted]	Email:
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: Apple Valley, Just North of Canaan Springs	Parcel ID: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240
Existing Zone: OST	Proposed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

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

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

Applicant Signature: Kendra Webb	Date: 5-29-24

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


WASHINGTON COUNTY
Search...
Sign in
Tools
2260 S
AV-1378-P
AV-1378-N
AV-1378-E
AV-1378-D
AV-1378-R
AV-1378-S
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E
AV-1378-K
59
AV-1378-A
AV-1378-F
AV-1378-C
AV-1-3-23-240
AV-1-3-23-241
State St
AV-1378-J
AV-1-3-23-210
AV-1379-A-1
Canaan I
AV-1378-Q
AV-CAME-14
AV-CAME-12
AV-1379-C
AV-CAME-13
AV-CAME-11
AV-1378-B
AV-CAME-10
Canaan Way
Shilo Rd
AV-CAME-9
AV-CAME-7
AV-CAME-5
AV-1379-A-1
AV-CAME-8
AV-CAME-6
AV-CAME-4
AV-CAME-2
AV-CAME-3
AV-CAME-1
1382
HD-1380-
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Apple Valley Zoning Districts Viewer



Legend

Washington County Parcels

Apple Valley Zoning Viewer

Town Boundry

Zoning Districts

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- A-10 - Agricultural > 10 Acres
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- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
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- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10

DOC # 20220045597
Warranty Deed Page 1 of 5
Gary Christensen Washington County Recorder
10/06/2022 10:10:10 AM Fee $ 40.00
By CIRCLE 9

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

WARRANTY DEED

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

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

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

See Legal Description, Attached hereto and Incorporated herein as:

"EXHIBIT A" ALL ARE A PORTION OF: AV-1378-T

PARCEL 1 – PARCEL 2 – PARCEL 3

TOGETHER WITH all improvements and appurtenances there unto belonging.

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

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

CIRCLE 9 LLC

Kendra Webb 10-1-22

Kendra Webb Date
(Member / Manager)

Unofficial Copy

STATE OF ARIZONA)

:SS,

COUNTY OF MARICOPA)

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

Yolanda Gutierrez

NOTARY PUBLIC

MY COMMISSION EXPIRES:

YOLANDA GUTIERREZ
Notary Public - Arizona
Maricopa County
Commission # 607777
My Comm. Expires May 26, 2025

Unofficial Copy

Unofficial Copy

"EXHIBIT A"

PARCEL AV-1378-T

PARCEL 1

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

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

Unofficial Copy

"EXHIBIT A"

PARCEL 2 (Rev 8-9-22)

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

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

Unofficial Copy

"EXHIBIT A"

PARCEL 3 (Rev 8-9-22)

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

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

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

June 12, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240
Located: see map (on backside of this letter)

To Whom it May Concern:

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https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05_Temporary_Ordinance_For_Zone_Change_To_A-X_Agricultural_Zone

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_A_Agricultural_Zone

The hearing will be held **Wednesday, July 3rd at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

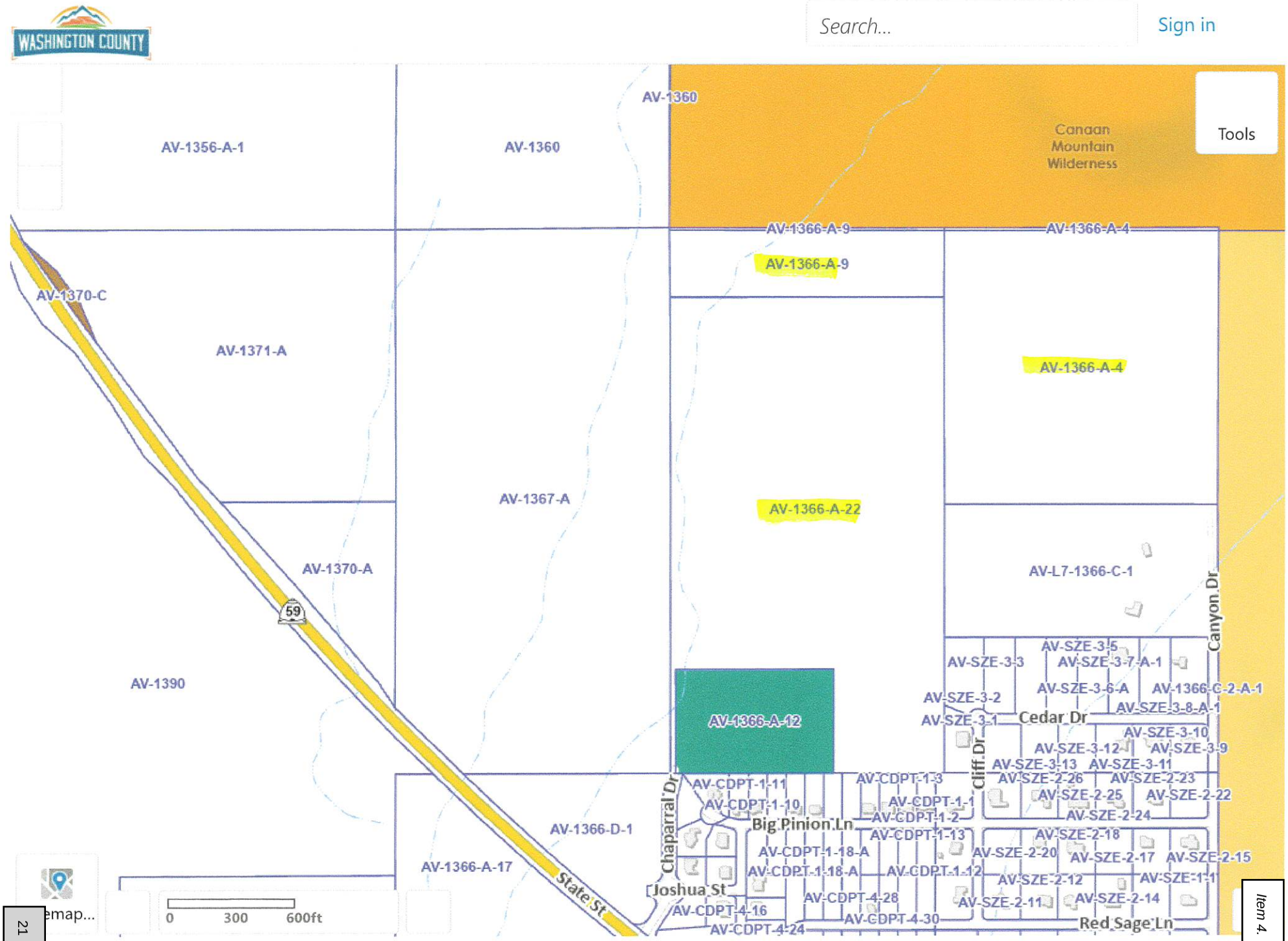
Owner: Dale Anderson	Phone: [redacted]
Address: [redacted]	Email:
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: Apple Valley, North of Cedar Point	Parcel ID: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22
Existing Zone: OST/INST	Proposed Zone: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

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

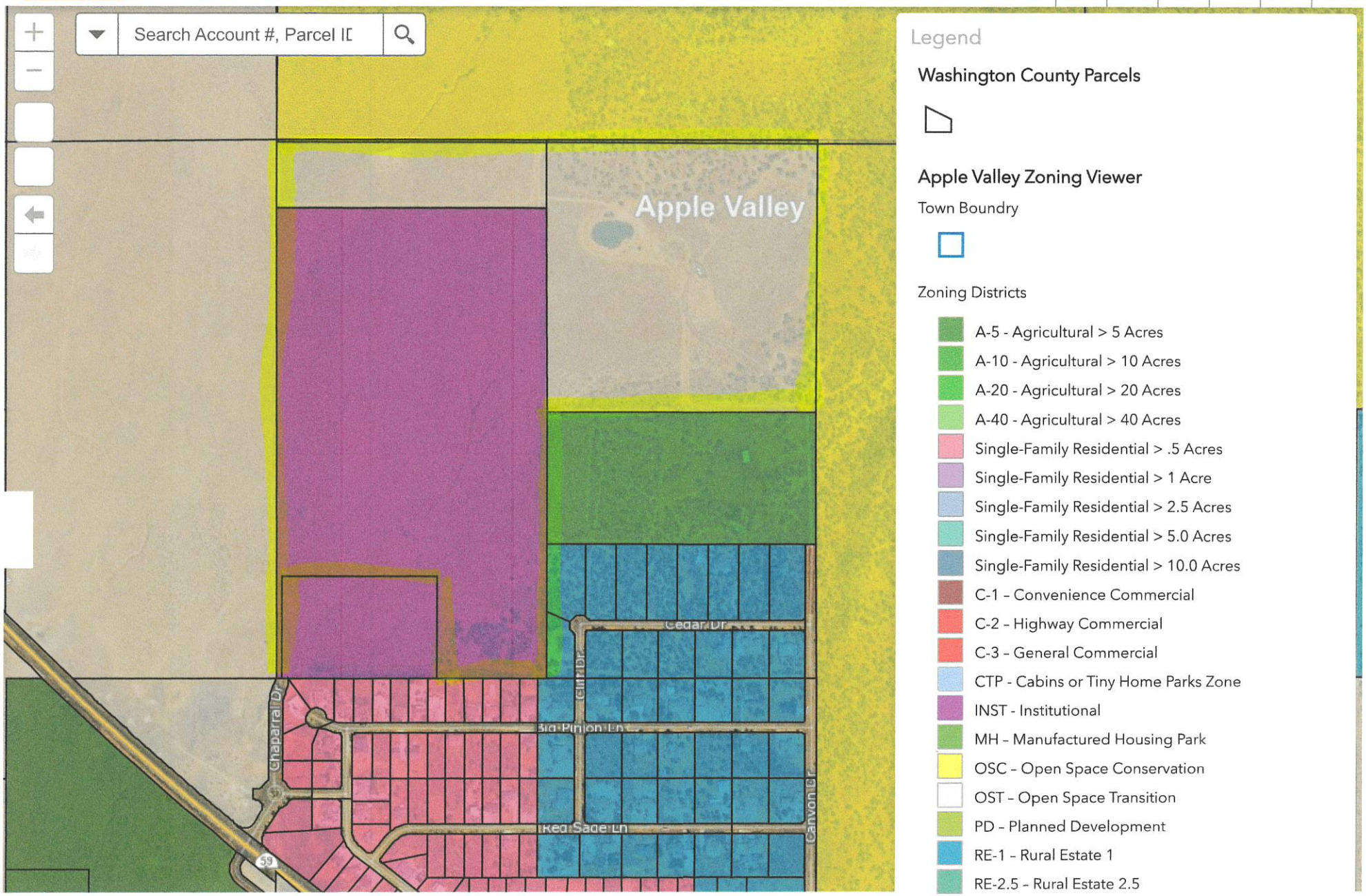
- [x] A. The name and address of owners in addition to above owner.
- [x] B. An accurate property map showing the existing and proposed zoning classifications
- [x] C. All abutting properties showing present zoning classifications
- [x] D. An accurate legal description of the property to be rezoned
-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

Applicant Signature	Date 5/22/24

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


WASHINGTON COUNTY
Search...
Sign in
Tools
AV-1360
AV-1356-A-1
AV-1360
Canaan Mountain Wilderness
AV-1366-A-9
AV-1366-A-4
AV-1366-A-9
AV-1370-C
AV-1371-A
AV-1366-A-4
AV-1367-A
AV-1366-A-22
AV-1370-A
AV-L7-1366-C-1
Canyon Dr
59
AV-1390
AV-1366-A-12
AV-SZE-3-5
AV-SZE-3-3
AV-SZE-3-7-A-1
AV-SZE-3-2
AV-SZE-3-6-A
AV-1366-C-2-A-1
AV-SZE-3-8-A-1
AV-SZE-3-1
Cedar Dr
AV-SZE-3-10
AV-SZE-3-12
AV-SZE-3-9
Cliff Dr
AV-SZE-3-13
AV-SZE-3-11
AV-CDPT-1-11
AV-CDPT-1-3
AV-SZE-2-26
AV-SZE-2-23
Chaparral Dr
AV-CDPT-1-10
AV-CDPT-1-1
AV-SZE-2-25
AV-SZE-2-22
Big Pinion Ln
AV-CDPT-1-2
AV-SZE-2-24
AV-1366-D-1
AV-CDPT-1-13
AV-SZE-2-18
AV-CDPT-1-18-A
AV-SZE-2-20
AV-SZE-2-17
AV-SZE-2-15
AV-1366-A-17
AV-CDPT-1-18-A
AV-CDPT-1-12
AV-SZE-2-12
AV-SZE-1-1
State St
Joshua St
AV-CDPT-4-28
AV-SZE-2-11
AV-SZE-2-14
AV-CDPT-4-16
AV-CDPT-4-30
Red Sage Ln
AV-CDPT-4-24
emap...
0 300 600ft

Apple Valley Zoning Districts Viewer



Legend

Washington County Parcels

Apple Valley Zoning Viewer

Town Boundry

Zoning Districts

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

DOC ID 20170046661

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

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

UTAH COMMUNITY CREDIT UNION

Brian Luke
AVP Business Services

State of : Utah
County of : Utah

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

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

MONICA LAWRENCE
Notary Public
State of Utah
Comm. No. 686047
My Comm. Expires Nov 23, 2019

DOC ID 20230010598

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

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

SOUTHERN UTAH TITLE COMPANY

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

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

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

CONVEYS and WARRANTS to

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

See Attached Exhibit "A"

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

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

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

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

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

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

By:
Brent L. Bills, Business Administrator

STATE OF Utah)
:ss.
COUNTY OF Washington)

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

Taylor Whiting
NOTARY PUBLIC

My Commission Expires:

TAYLOR WHITING
Notary Public
State Of Utah
My Commission Expires 04-03-2027
COMMISSION NO. 730361

See attached notary acknowledgement.

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

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

STATE OF Utah)
:ss.
COUNTY OF Washington)

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

TAYLOR WHITING
Notary Public
State Of Utah
My Commission Expires 04-03-2027
COMMISSION NO. 730361

NOTARY PUBLIC

My Commission Expires: 4-7-2027

Unofficial Copy

Unofficial Copy

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

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

EXHIBIT "A"

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

***

Initials

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

June 12, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space Transition Zone (OST) A-X Agricultural Zone (A-X) for the stated purpose of "Change to Agricultural." The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following links:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05_Temporary_Ordinance_For_Zone_Change_To_A-X_Agricultural_Zone

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_A_Agricultural_Zone

The hearing will be held **Wednesday, July 3rd at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

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

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

[X] A. The name and address of owners in addition to above owner.

[X] B. An accurate property map showing the existing and proposed zoning classifications

[X] C. All abutting properties showing present zoning classifications

[X] D. An accurate legal description of the property to be rezoned

N/A E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.

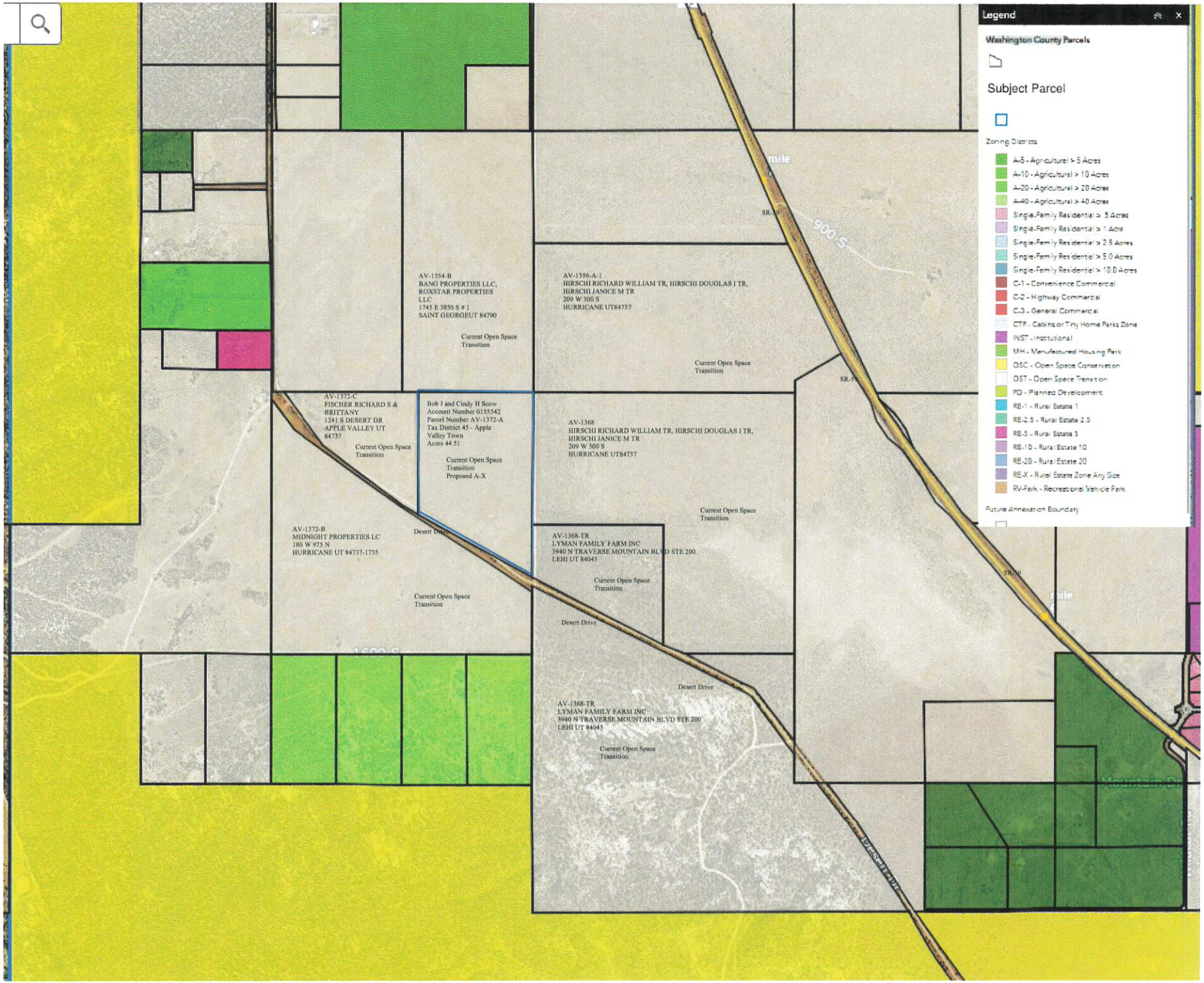
[X] F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted

[X] G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable

N/A H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature: Bob Scow Date: 6-4-24

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


Legend
Washington County Parcels
Subject Parcel
Zoning Districts
A-5 - Agricultural > 5 Acres
A-10 - Agricultural > 10 Acres
A-20 - Agricultural > 20 Acres
A-40 - Agricultural > 40 Acres
Single-Family Residential > .5 Acres
Single-Family Residential > 1 Acre
Single-Family Residential > 2.5 Acres
Single-Family Residential > 5.0 Acres
Single-Family Residential > 10.0 Acres
C-1 - Convenience Commercial
C-2 - Highway Commercial
C-3 - General Commercial
CTP - Cabins or Tiny Home Parks Zone
INST - Institutional
MH - Manufactured Housing Park
OSC - Open Space Conservation
OST - Open Space Transition
PD - Planned Development
RE-1 - Rural Estate 1
RE-2.5 - Rural Estate 2.5
RE-5 - Rural Estate 5
RE-10 - Rural Estate 10
RE-20 - Rural Estate 20
RE-X - Rural Estate Zone Any Size
RV-Park - Recreational Vehicle Park
Future Annexation Boundary
AV-1354-B
BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC
1745 E 3850 S # 1
SAINT GEORGEUT 84790
Current Open Space Transition
AV-1356-A-1
HIRSCHI RICHARD WILLIAM TR, HIRSCHI DOUGLAS I TR, HIRSCHI JANICE M TR
209 W 300 S
HURRICANE UT84737
Current Open Space Transition
AV-1372-C
FISCHER RICHARD S & BRITTANY
1241 S DESERT DR
APPLE VALLEY UT 84737
Current Open Space Transition
Bob J and Cindy H Seow
Account Number 0155542
Parcel Number AV-1372-A
Tax District 45 - Apple Valley Town
Acres 44.51
Current Open Space Transition
Proposed A-X
AV-1368
HIRSCHI RICHARD WILLIAM TR, HIRSCHI DOUGLAS I TR, HIRSCHI JANICE M TR
209 W 300 S
HURRICANE UT84737
Current Open Space Transition
AV-1372-B
MIDNIGHT PROPERTIES LC
180 W 975 N
HURRICANE UT 84737-1735
Desert Drive
Current Open Space Transition
AV-1368-TR
LYMAN FAMILY FARM INC
3940 N TRAVERSE MOUNTAIN BLVD STE 200
LEHI UT 84043
Current Open Space Transition
Desert Drive
Desert Drive
AV-1368-TR
LYMAN FAMILY FARM INC
3940 N TRAVERSE MOUNTAIN BLVD STE 200
LEHI UT 84043
Current Open Space Transition
SR-59
SR-59
SR-59
900 S
1600 S
mile
mile

When recorded mail deed and tax notice to:
Bob J. Scow
1705 West 400 South
Hurricane, UT 84737

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

DOC # 20190000864
Washington County
Page 1 of 1

Space Above This Line for Recorder's Use

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

WARRANTY DEED

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

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

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

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

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

Richard F. Leavitt

Bob J. Scow

STATE OF Utah)
:ss.
COUNTY OF Washington)

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

Barbara K. Davis
NOTARY PUBLIC

My Commission Expires: 3/21/2020

BARBARA K. DAVIS
Notary Public
State Of Utah
My Commission Expires 03-21-2020
COMMISSION NO. 688261

Legal Description

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

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

Mailing Labels

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

AV-1372-C

1241 S DESERT DR
APPLE VALLEY UT 84737

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

AV-1368-TR

3940 N TRAVERSE MOUNTAIN BLVD STE 200
LEHI UT 84043

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

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

June 12, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1372-A
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space Transition Zone (OST) A-X Agricultural Zone (A-X) for the stated purpose of "Change to Agricultural." The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following links:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05_Temporary_Ordinance_For_Zone_Change_To_A-X_Agricultural_Zone

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Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

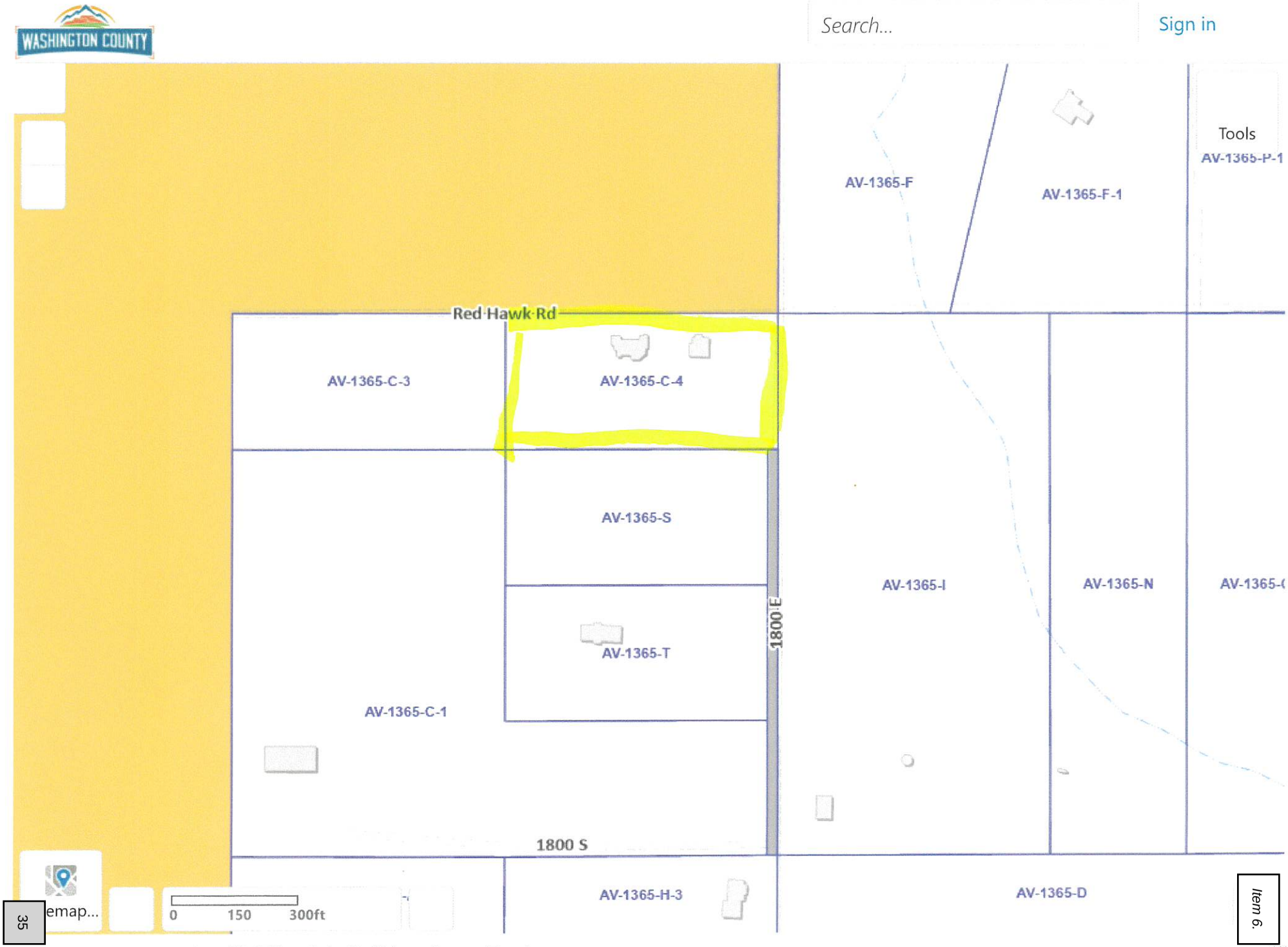
Owner: Lee and Diane Fralish	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: Bubbling Wells Area	Parcel ID: AV-1365-C-4
Existing Zone: OST	Proposed Zone: A-X
For Planned Development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

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

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

Applicant Signature [signature]	Date 06/03/2024

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


WASHINGTON COUNTY
Search...
Sign in
Tools
AV-1365-P-1
AV-1365-F
AV-1365-F-1
Red Hawk Rd
AV-1365-C-3
AV-1365-C-4
AV-1365-S
AV-1365-I
AV-1365-N
AV-1365-T
1800 E
AV-1365-C-1
1800 S
AV-1365-H-3
AV-1365-D
emap...
0 150 300ft

Apple Valley Zoning Districts Viewer



Legend

Washington County Parcels

Apple Valley Zoning Viewer

Town Boundry

Zoning Districts

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

DOC ID 20220002721

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

UTAH *RECORD 2ND*
COUNTY OF **WASHINGTON**
LOAN NO.: **52303391116H**

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

PARCEL NO. **AV-1365-C-4**

FULL RECONVEYANCE

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

LEGAL DESCRIPTION: **SEE ATTACHED LEGAL DESCRIPTION**

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

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

FIRST AMERICAN TITLE INSURANCE COMPANY

DEBORAH REIMER, VICE PRESIDENT

STATE OF **IDAHO** COUNTY OF **BONNEVILLE**) ss.

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

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

TAWNYA RAINEY
Notary Public - State of Idaho
Commission Number 20201703
My Commission Expires May 5, 2026

Unofficial Copy

NM8041719IM – 5230339116H – FRALISH

LEGAL DESCRIPTION

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

BEGINNING AT A POINT WHICH LIES SOUTH 89°55'35" EAST 659.175 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°55'35" EAST 659.175 FEET TO A POINT ON THE WEST 1/16 LINE OF SAID SECTION 14; THENCE SOUTH 0°06'59" WEST 329.69 FEET ALONG SAID LINE, THENCE NORTH 89°55'29" WEST 659.24 FEET; THENCE NORTH 0°07'37" EAST 329.67 FEET TO THE POINT OF BEGINNING.

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Property Owner

Property Owner

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

JENNA VIZCARDO
Notary Public, State of Utah
Commission # 723126
My Commission Expires
February 16, 2026

Notary Public

Residing in: Washington County.

My Commission Expires: 2/16/26.

AGENT AUTHORIZATION

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

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

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

June 4, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1365-C-4
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space Transition Zone (OST) A-X Agricultural Zone (A-X) for the stated purpose of "Change to Agricultural." The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following links:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05_Temporary_Ordinance_For_Zone_Change_To_A-X_Agricultural_Zone

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_A_Agricultural_Zone

The hearing will be held **Wednesday, July 3rd at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Beautiful Valley, LLC		Phone: [redacted]	
Address: [redacted]		Email: [redacted]	
City: [redacted]	State: [redacted]	Zip: [redacted]	
Agent: (If Applicable) Kirk Willey – Manager		Phone: Same	
Address/Location of Property: Main St, Apple Vlly	Parcel ID: AV-1328-C		
Existing Zone: Open		Proposed Zone: Agriculture	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application 36.22	
Reason for the request: Change of Use			

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

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

Applicant Signature: K Willey	Date: 6/12/24

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

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Beautiful Valley, LLC	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) Kirk Willey - Manager	Phone: Same
Address/Location of Property: Main St, Apple Vlly	Parcel ID: AV-1321-A
Existing Zone: Open	Proposed Zone: Agriculture
For Planned Development Purposes: Acreage in Parcel_____	Acreage in Application 20
Reason for the request: Change of Use	

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

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

Applicant Signature: K Willey - Manager	Date: 6/12/24

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

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

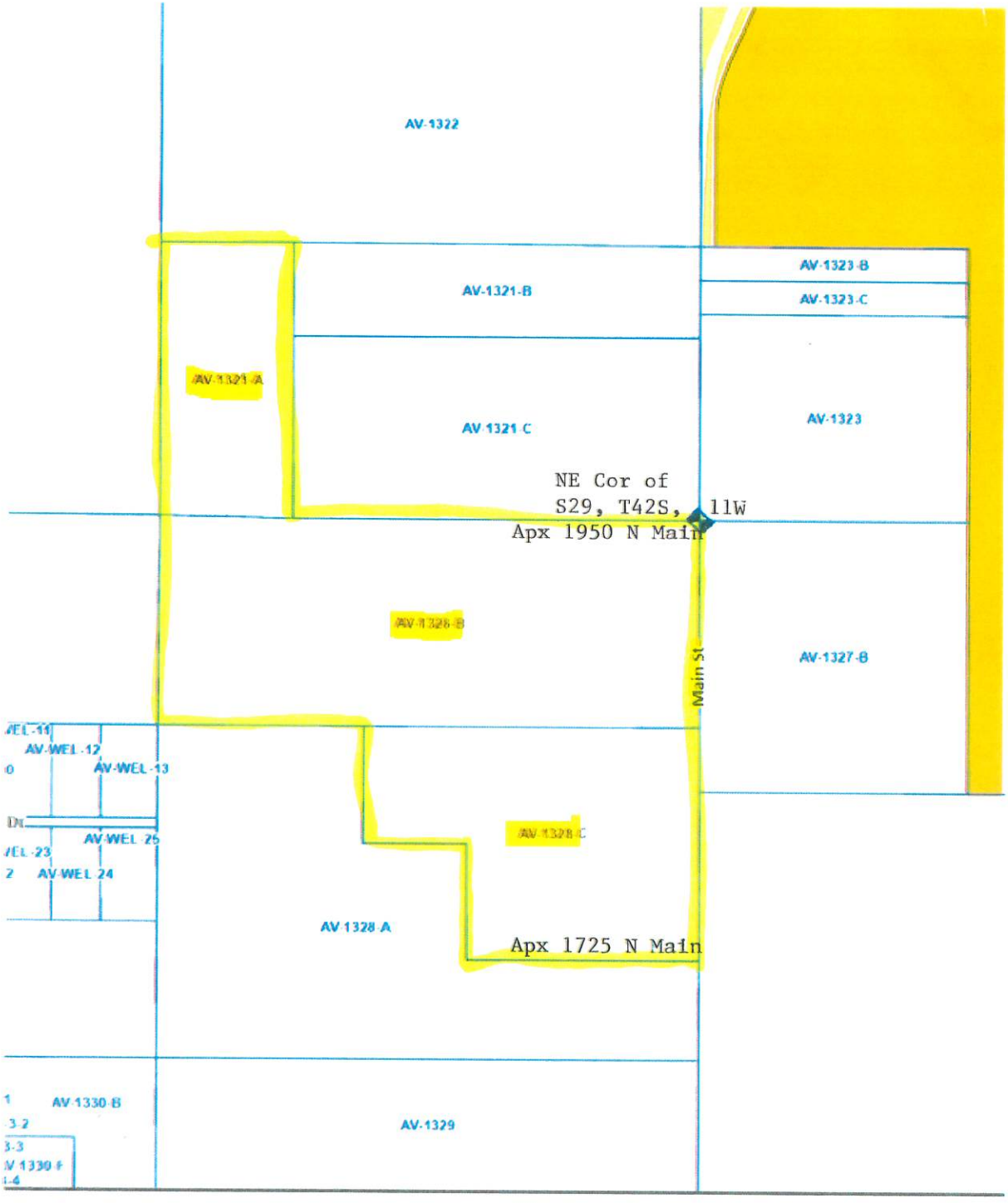
Owner: Beautiful Valley, LLC		Phone: [redacted]
Address: [redacted]		Email: [redacted]
City: [redacted]	State: [redacted]	Zip: [redacted]
Agent: (If Applicable) Kirk Willey – Manager		Phone: Same
Address/Location of Property: Main St, Apple Vlly	Parcel ID: AV-1328-B	
Existing Zone: Open		Proposed Zone: Agriculture
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application 61.81
Reason for the request: Change of Use		

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

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

Applicant Signature: K Willey	Date: 6/12/24

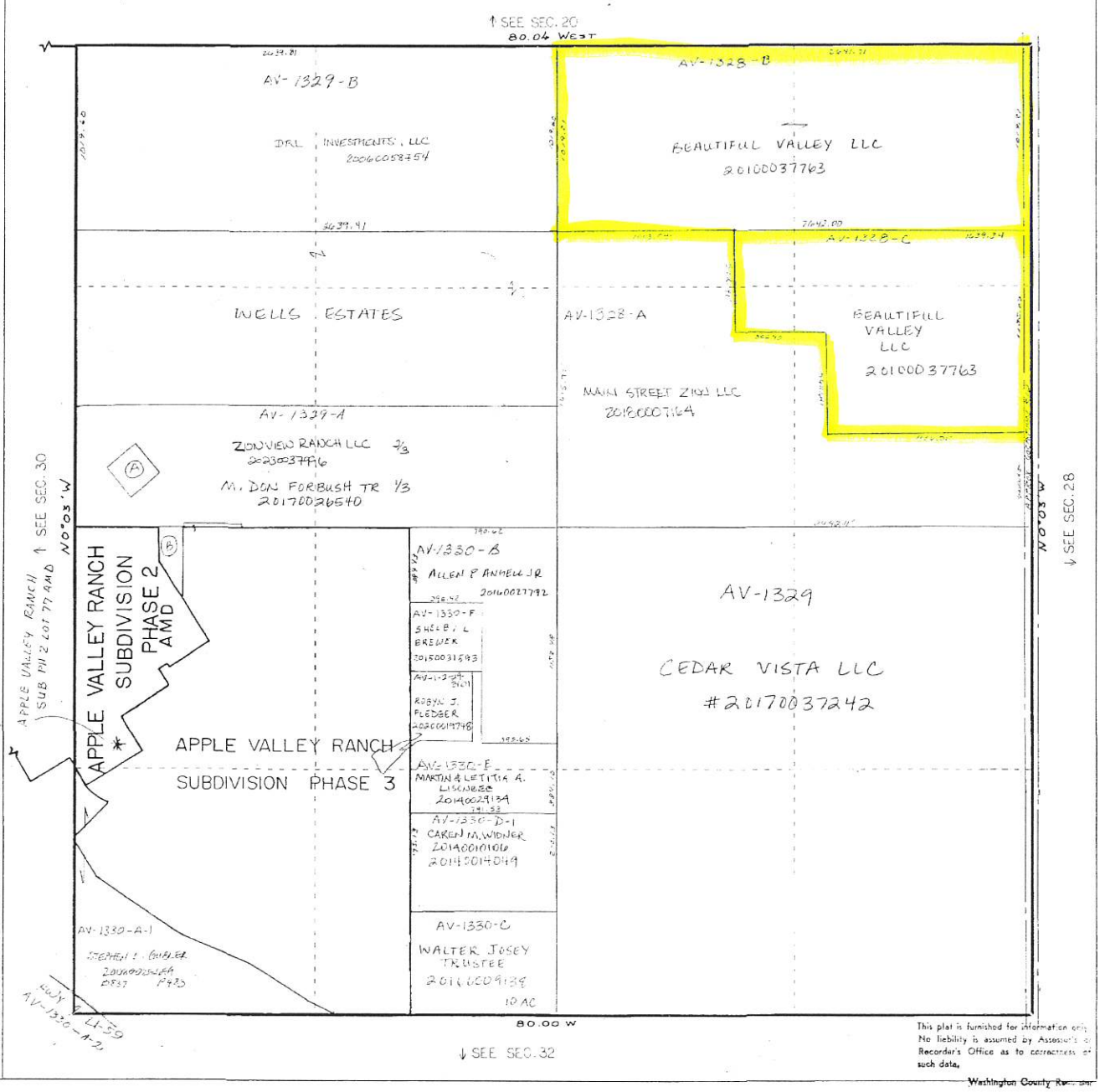
Official Use Only	Amount Paid: $	Receipt No:
Date Received: RECEIVED JUN 18 2024	Date Application Deemed Complete:	
By:	By:	


AV-1322
AV-1321-B
AV-1323-B
AV-1323-C
AV-1321-A
AV-1321-C
AV-1323
NE Cor of
S29, T42S, 11W
Apx 1950 N Main
AV-1326-B
Main St
AV-1327-B
AV-WEL-12
AV-WEL-13
AV-WEL-25
AV-WEL-24
AV-1328-C
AV-1328-A
Apx 1725 N Main
AV-1330-B
AV-1329

BOOK 2 PAGE 42-29

(A) AV-1329-C-1 ZION VIEW RANCH LLC 20230037916
(B) AV-1330-A-4 C. MARSHALL SHIRK TR 20110004491

SECTION 29
T42 S --- R 11 W
SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH = 400 FEET
WASHINGTON COUNTY, UTAH

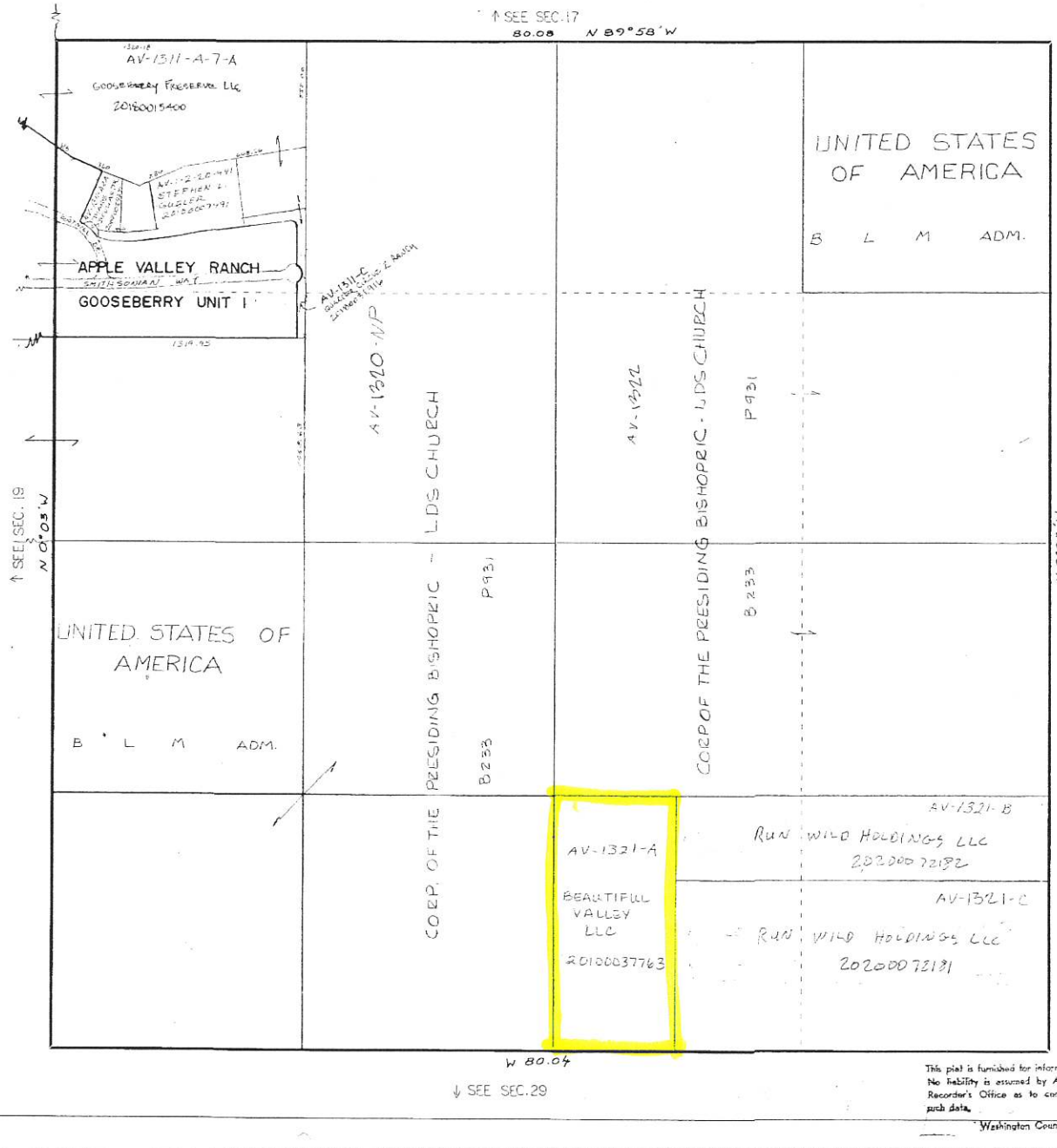


This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

Washington County Recorder

BOOK 2 PAGE 42-20

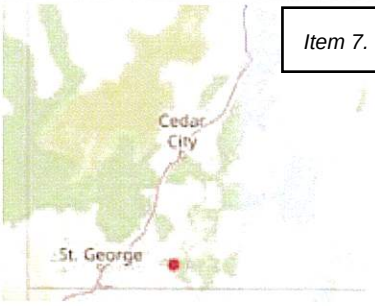
SECTION 20
T42 S --- R 11 W
SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH=400 FEET
WASHINGTON COUNTY, UTAH

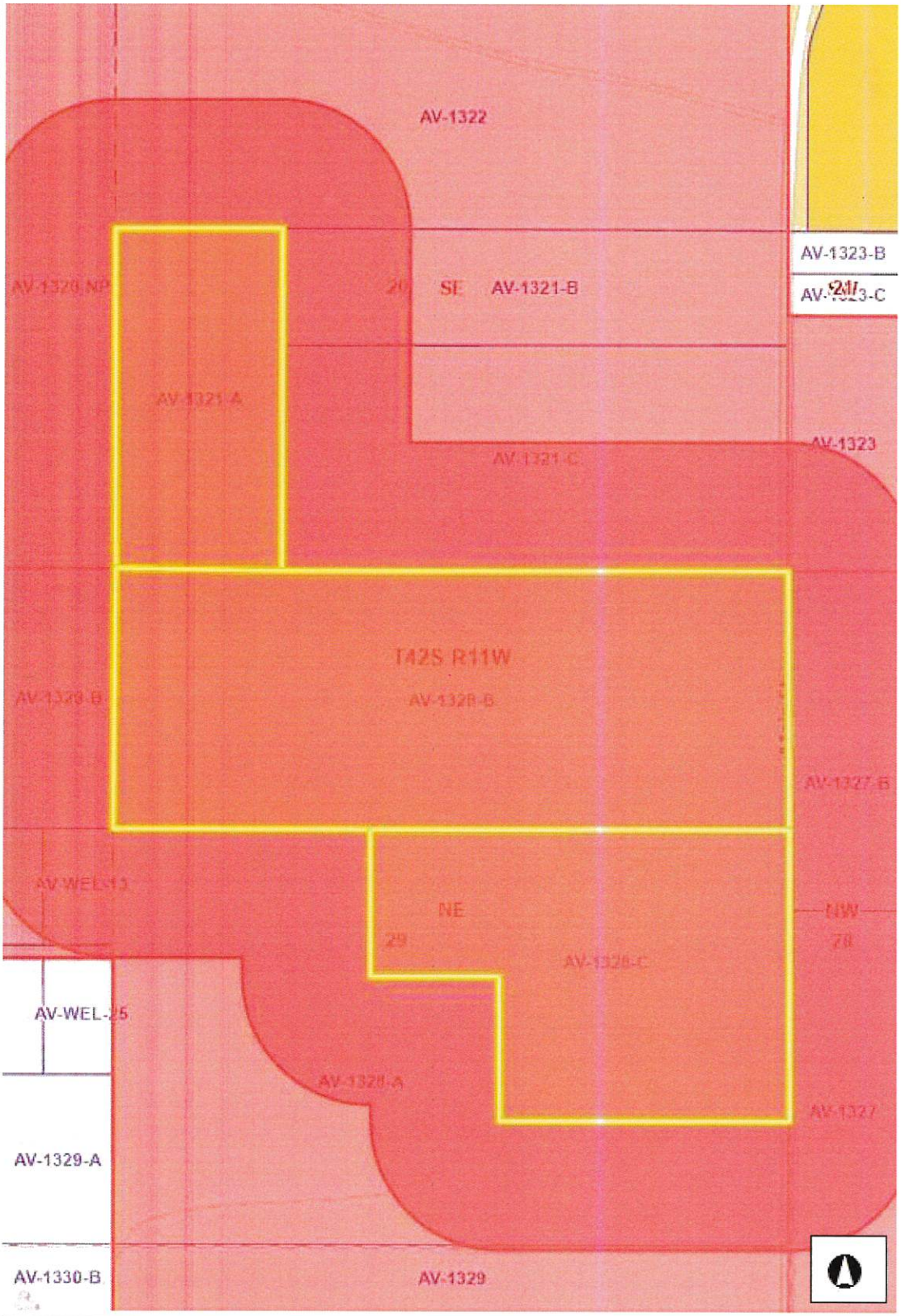


This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

Washington County Recorder

Title





Legend

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

Notes

1,504.7 0 752.33 1,504.7 Feet

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.

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

K Willey
Property Owner

Property Owner

Subscribed and sworn to me this 12 day of June, 20 24.

ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05/19/2027
COMMISSION NO. 730751

Notary Public

Residing in: SANTA CLARA, UT

My Commission Expires: 5-19-27

AGENT AUTHORIZATION

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

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

K Willey
Property Owner

Property Owner

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

ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05/19/2027
COMMISSION NO. 730751

Notary Public

Residing in: Santa Clara, Ut

My Commission Expires: 5-19-27

AGENT AUTHORIZATION

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

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

K Willey

Property Owner

Property Owner

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

ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05/19/2027
COMMISSION NO. 730751

Notary Public

Residing in: Santa Clara, UT

My Commission Expires: 5-19-27

AGENT AUTHORIZATION

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

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

Parcel ID# AV-1328-B

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

ACKNOWLEDGEMENT OF WATER SUPPLY

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

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

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

Signature(s):

Name	Applicant/Owner	Date
Kirk Willey	K Willey	6/12/24

State of Utah)
County of Washington)§

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

Witness my hand and official seal

(notary signature)

(seal)

ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05/19/2027
COMMISSION NO. 730751

Parcel ID# AV-1321-A

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

ACKNOWLEDGEMENT OF WATER SUPPLY

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

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

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

Signature(s):

Name	Applicant/Owner	Date
Kirk Willey	K Willey	6/12/24

State of Utah)
County of Washington)§

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

Witness my hand and official seal

(notary signature)

(seal)

ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05/19/2027
COMMISSION NO. 730751

Parcel ID# AV-1328-C

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

ACKNOWLEDGEMENT OF WATER SUPPLY

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

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

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

Signature(s):

Name	Applicant/Owner	Date
Kirk Willey	K Willey	6/12/24

State of Utah)
County of Washington)§

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

Witness my hand and official seal. _____ (notary signature)

(seal)

ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05/19/2027
COMMISSION NO. 730751

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

SOUTHERN UTAH TITLE
"People You Can Trust in a Changing World"

Order No. 159655

Space Above This Line for Recorder's Use

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

SPECIAL WARRANTY DEED
IN LIEU OF FORECLOSURE

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

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

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

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

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

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

Initials: _____

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

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

PAUL E. JOHNSON

State of IDAHO)
ss
County of ADA)

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

SHARON BIRKLE
NOTARY PUBLIC
STATE OF IDAHO

Sharon Birkle
Notary Public
My Commission Expires: 12-22-2014
Notary Public residing at: BOISE, ID.

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company

KIRK B. WILLEY, Manager

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

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

EXHIBIT "A"

PARCEL 1:

All of the West One-half Southwest Quarter Southeast Quarter (W½SW¼SE¼) of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and more particularly described as beginning at a point South 89°57'16" West, along the Section line, 1981.74 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'16" West, along the Section line, 659.97 feet to the Southwest Corner of the Southeast Quarter of said Section 20; thence North 0°03'18" West, along the Quarter Section line, 1320.27 feet to the Northwest Corner of said Southeast Quarter; thence North 89°59'31" East, along the 1/16 Section line, 659.97 feet; thence South 0°03'18" East 1318.84 feet to the point of beginning.

PARCEL 2:

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

PARCEL 3:

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

PARCEL 4:

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

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

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

***

Initials _____ / _____

Item 7.

Account 0759061

Location

Account Number 0759061
Parcel Number AV-1328-C
Tax District 45 - Apple Valley Town
Acres 36.22
Situs 0, 0
Legal S: 29 T: 42S R: 11W BEG PT S0*05'43E ALG SEC/L 1019.21 FT FM NE COR SEC 29 T42S R11W TH S0*05'43E 1135.07 FT; TH S89*57'16W 1136.51 FT; TH N0*06'56W 562.64 FT; TH S89*57'16W 502.43 FT; TH N0*06'56W 572.43 FT; TH N89*57'16E 1639.34 FT TO POB
Parent Accounts 0154933
Parent Parcels 1328
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Owner

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

Value

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

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

Transfers

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

Tax

Tax Year	Taxes
2023	$2.69
2022	$2.88

Images

- GIS

DOC ID 20100037763

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

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

SOUTHERN UTAH TITLE
"People You Can Trust in a Changing World"

Order No. 159655

Space Above This Line for Recorder's Use

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

SPECIAL WARRANTY DEED
IN LIEU OF FORECLOSURE

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

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

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

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

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

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

Initials: _____

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

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

PAUL E. JOHNSON

State of IDAHO)
SS
County of ADA)

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

SHARON BIRKLE
NOTARY PUBLIC
STATE OF IDAHO

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

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BEAUTIFUL VALLEY, LLC, a Utah limited liability company

KIRK B. WILLEY, Manager

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

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***

Initials _____ / _____

Item 7.

Account 0154867

Location

Account Number 0154867
Parcel Number AV-1321-A
Tax District 45 - Apple Valley Town
Acres 20.00
Situs 0, 0
Legal S: 20 T: 42S R: 11W W1/2 SW1/4 SE1/4 SEC 20 T42S R11W

Parent Accounts
Parent Parcels
Child Accounts 0685217 0756331
Child Parcels 1321-B-SE AV-1321-C
Sibling Accounts
Sibling Parcels

Owner

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

Value

Market (2023)	$214,500
Taxable	$220

Tax Area: 45 **Tax Rate:** 0.006758

Type	Actual	Assessed	Acres
Farm Land FAA	$214,500	$220	20.000

Transfers

Entry Number	Recording Date	
00262686	06/14/1984 02:52:00 AM	B: 351 P: 748
00714144	03/12/2001 03:49:00 PM	B: 1399 P: 752
00955779	07/06/2005 01:43:00 PM	B: 1763 P: 231
20060035760	08/09/2006 02:25:48 PM	
20060035761	08/09/2006 02:25:48 PM	
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Tax

Tax Year	Taxes
2023	$1.49
2022	$1.59

Images

- GIS

DOC ID 20100037763

Deed in Lieu of Foreclosure Page 1 of 3
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Order No. 159655

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Initials:

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ss
County of ADA)

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NOTARY PUBLIC
STATE OF IDAHO

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

***

Initials _____ / _____

Item 7.

Account 0154933

Location

Account Number 0154933

Parcel Number AV-1328-B

Tax District 45 - Apple Valley Town

Acres 61.81

Situs 0, APPLE VALLEY

Legal S: 29 T: 42S R: 11W BEG NE COR SEC 29 T42S R11W; TH S0*05'43E ALG SEC/L 1019.21 FT; TH S89*57'16W 2642 FT; TH N0*04'45W 1019.21 FT; TH N89*57'16E 2641.71 FT TO POB A NON-EXCLUSIVE 50 FOOT RIGHT-OF-WAY EASEMENT

Parent Accounts

Parent Parcels

Child Accounts 0695422
0759061

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

Sibling Accounts

Sibling Parcels

Owner

Name BEAUTIFUL VALLEY LLC

Additional Names C/O: WILLEY KIRK

550 N 160 W CIR
SAINT GEORGE, UT 84770

Value

Market (2023) $713,906

Taxable $680

Tax Area: 45 **Tax Rate:** 0.006758

Type	Actual	Assessed	Acres
Farm Land FAA	$713,906	$680	61.810

Transfers

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

Tax

Tax Year	Taxes
2023	$4.60
2022	$4.92

Images

- GIS

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

June 18, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1328-C, AV-1321-A, AV-1328-B
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space Transition Zone (OST) A-X Agricultural Zone (A-X) for the stated purpose of "Change to Agricultural." The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following links:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05_Temporary_Ordinance_For_Zone_Change_To_A-X_Agricultural_Zone

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_A_Agricultural_Zone

The hearing will be held **Wednesday, July 3rd at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk