



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 11, 2025 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, June 11, 2025**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Garth Hood | Stewart Riding | Kael Hirschi

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/82661513795>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 8266151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. Ordinance O-2025-21: Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for preparation for residential development in the future, affecting 61.78 acres on parcel AV-1329-B.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Ordinance O-2025-21: Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for preparation for residential development in the future, affecting 61.78 acres on parcel AV-1329-B.
3. Preliminary Site Plan for parcel AV-1335 regarding Event Center, Wedding Venue.

APPROVAL OF MINUTES

4. Minutes: May 14, 2025.

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
ORDINANCE O-2025-21

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1329-B FROM OPEN SPACE TRANSITION ZONE TO RURAL ESTATES 1 ACRE ZONE

WHEREAS, the Town of Apple Valley (“Town”) has petitioned to rezone parcel AV-1329-B from Open Space Transition Zone to Rural Estates 1 Acre Zone; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 11, 2025, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

WHEREAS, the Town Council has reviewed the Planning Commission’s recommendation and finds that the proposed zone change aligns with the Town’s General Plan and serves a rational public interest; and

WHEREAS, on June 18, 2025, the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:

SECTION I: Zoning Amendment

The zoning designation for parcel AV-1329-B is hereby changed from Open Space Transition Zone to Rural Estates 1 Acre Zone.

SECTION II: Official Zoning Map Update

The Official Zoning Map shall be amended to reflect this zoning change.

SECTION III: Effective Date:

This ordinance shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah, this 18th day of June, 2025.

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

VOTE RECORD:	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____



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

< paid before
 Fee: \$500.00 + Acreage Fee
 1 – 100 Acres: \$25.00/Acre
 101 – 500 Acres: \$15.00/Acre
 501 + Acres: \$10/Acre

For Office Use Only: File No. _____ Receipt No. _____

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days in Advance of The Planning Commission Meeting			
Name: DRL Investments, LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]		State: [REDACTED]	Zip: [REDACTED]
Agent: (If Applicable)		Phone: [REDACTED]	
Address/Location of Property: ROME AVE		Parcel ID: AV-1329-B	
Existing Zone: OST		Proposed Zone: RE-1.0	
Reason for the request Prepare for residential development in the future.			

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

- A. The name and address of every person or company the applicant represents
- B. An accurate property map showing the existing and proposed zoning classifications map
- C. All abutting properties showing present zoning classifications map
- D. An accurate legal description of the property to be rezoned Attached
- E. 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
- F. Warranty deed or preliminary title report and other document (see attached Affidavit) showing evidence the applicant has control of the property ✓

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the first Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda. No additions or changes may be made to an application within one week of the scheduled meeting.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors shall be considered by the Planning Commission and City Council:

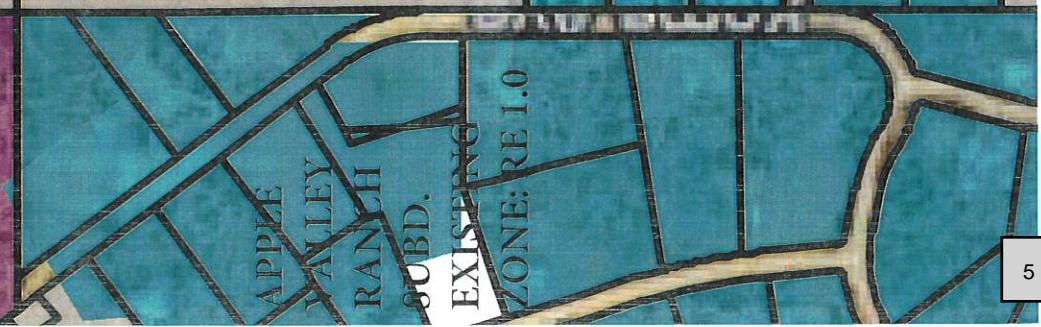
1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Official Use Only	
Date Received:	RECEIVED MAY 16 2025 By: <i>QM</i>
Date Application Deemed Complete:	By:

AV-1319-B
EXT ZONING:
RE-10

AV-1320 NP
EXISTING ZONE: OST

AV-1321-A
EXT ZONING:
A-X-A
AGRICULTURE



SUBJECT PARCEL:
AV-1329-B
61.78 AC
EXISTING ZONE: OST
PROPOSED ZONE: RE 1.0

AV-1328-B
EXT ZONING:
A-X-A
AGRICULTURE

AV-1328-A
EXISTING
ZONING:
A-X-A
AGRICULTURE

Item 2.

EXHIBIT "A" - LEGAL DESCRIPTION**PARCEL 1:**

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

PARCEL 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No. 20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

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.

Tax ID Number AV-1329-B

* * *

AFFIDAVIT
PROPERTY OWNER

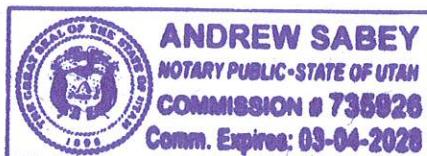
STATE OF UTAH)
Utah (AS))
COUNTY OF WASHINGTON)

I (We) DRL INVESTMENTS LLC, Ladd MacDonald, 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.

Ladd MacDonald
Property Owner

Property Owner

Subscribed and sworn to me this 29th day of April, 2025.



AS
Notary Public

Residing in: Utah County

My Commission Expires: 3/1/2028

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: _____

WHEN RECORDED MAIL DEED AND TAX NOTICE TO:

DRL Investments

985 North Shadow Ridge Avenue
Eagle, Idaho 83616

Order No. 136491

Tax I.D. No. AV-1329-B

DOC # 20060058754

Warranty Deed Page 1 of 2

Russell Shirts Washington County Recorder

12/19/2006 02:36:54 PM fee \$ 13.00 by SOUTHERN UTAH TITLE CO

**WARRANTY DEED**

MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

DRL INVESTMENTS, LLC, an Idaho Limited Liability Company, grantee(s) of Eagle, County of Ada, State of Idaho, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**
the following described tract of land in **WASHINGTON** County, State of **UTAH**:

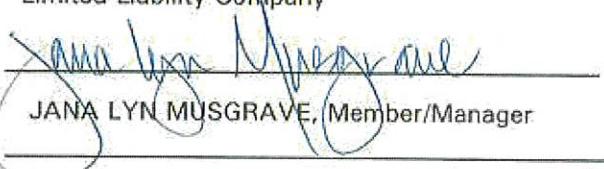
SEE ATTACHED EXHIBIT "A"- LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto belonging.
LESS AND EXCEPTING any and all water rights.

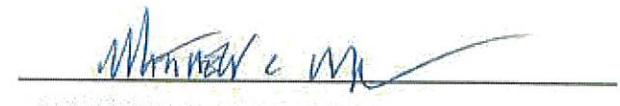
SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 15 day of December, A. D. 2006.

MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company



JANA LYN MUSGRAVE, Member/Manager



MATTHEW C. MUSGRAVE, Member/Manager

NOTARY

STATE OF UTAH

)

} ss

County of Washington

)

On the 15 day of December, A. D. 2006, personally appeared before me Matthew C. Musgrave and Jana Lyn Musgrave, Managing Members of MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company and known to me to be members or designated agents of 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

Notary Public residing at:
My Commission Expires:

This Legal description is attached to that Warranty Deed, between DRL Investments, LLC, grantee(s), and MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company, as to an undivided 50% interest, Grantor(s).

EXHIBIT "A"

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

PARCEL 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No. 20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

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.

Initials M / J

WHEN RECORDED MAIL DEED AND TAX NOTICE TO:

DRL Investments
 985 North Shadow Ridge Avenue
 Eagle, Idaho 83616

Order No. 136491
 Tax I.D. No. AV-1329-B

DOC # 20060058753

Warranty Deed Page 1 of 2
 Russell Shirts Washington County Recorder
 12/19/2006 02:36:54 PM \$ 13.00 by SOUTHERN UTAH TITLE CO

**WARRANTY DEED**

KB WILLEY HOLDINGS, LC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

DRL INVESTMENTS, LLC, an Idaho Limited Liability Company, grantee(s) of Eagle, County of Ada, State of Idaho, 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"- LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto belonging.
 LESS AND EXCEPTING any and all water rights.

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 15 day of December, A. D. 2006.

KB WILLEY HOLDING COMPANY, LC, a Utah Limited Liability Company



Kirk B. Willey, Member/Manager

NOTARY

STATE OF UTAH

)

County of Salt Lake

} ss
)

On the 15 day of December, A. D. 2006, personally appeared before me Kirk B. Willey, Member/Manager of KB Willey Holdings, LC, a Utah Limited Liability Company and known to me to be members or designated agents of 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

This Legal description is attached to that Warranty Deed, between DRL Investments, LLC, grantee(s), and KB WILLEY HOLDINGS, LC, a Utah Limited Liability Company, as to an undivided 50% interest, Grantor(s).

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Initials ZW / _____



Terra Title Company
265 West Tabernacle #100
St. George, UT 84770

Thank you!

Ladd MacDonald

PROPERTY ADDRESS (TAX ID): (Not Addressed), Apple Valley, Utah 84737 (AV-1329-B)

FILE NUMBER: 36091

The attached Owner's Policy of Title Insurance and recorded Trust Deed(s) are provided electronically as a courtesy.



SCHEDULE A

STANDARD GUARANTEE

File No.	36091	Liability	\$1,000.00
Fee	\$350.00	Guarantee No.	SG-08015336

1. Name of Insured: Ladd MacDonald and David Fitzgerald
2. Date of Guarantee: September 24, 2021 at 7:00AM

The assurances referred to on the face page hereof are:

That, according to the Company's property records relative to the following described land:

Parcel 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

Parcel 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No.20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

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.

- A. The record owner is: DRL Investments, LLC, an Idaho Limited Liability Company
- B. Subject to those exceptions shown on Schedule "B"
- C. That, according to the public records of Washington County, Utah, and the Utah Secretary of State for a period of 10 years immediately prior to the date hereof, there are no Federal Tax Liens, Abstracts of Judgement, or Certificates of State Tax Liens filed or recorded against the herein named parties, other than those for which a release appears and other than those shown on Schedule "B"

No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.

No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

SCHEDULE B
Exceptions

The following is a list of exceptions that effect title to the herein described property:

1. 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.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. 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.
5. (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.
6. 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.
7. 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.
8. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
9. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
10. Taxes for the current year 2021, which are liens, but not yet due or payable in the estimated amount of \$6.35, under Tax Serial No. AV-1329-B, Account No. 0690399. (For the amount due contact the Washington County Treasurer's Office at #435-634-5711)

(Note: It appears that a partial payment or a credit in the amount of \$9.45 has been applied towards the 2021 taxes. For a current payoff contact the Washington County Treasurer's Office.)

11. Liability to Assessments levied by Washington County for the Southeastern Special Service District for fire protection facilities and services, as disclosed by Resolution No. 668, dated November 10, 1997, recorded November 12, 1997, as Entry No. [582401](#), in Book 1149, at Pages 208-212, Official Washington County Records. (Affects this and other property)
12. Any Afterassessment and/or Rollback of Taxes which may become a lien on said Land by reason of an Annual Application for Assessment and Taxation of Agricultural Lands 1969 Farmland Assessment Act, executed by DRL INV LLC, recorded May 2, 2007, as Doc. No. [20070022387](#), Official Washington County Records.

SCHEDULE B - CONTINUED

13. Subject to a 50 foot Right of Way easement, created by Warranty Deed, recorded June 1, 2005, as Entry No. [948543](#), in Book 1750, at Pages 1086-1087, Official Washington County Records, described as follows: (Affects the North 50 feet and the West 50 feet and other property)

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, 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, 609.97 feet; thence South 0°04'45" East 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 Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, 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 South Quarter corner of said Section 20; thence North 0°03'18" West, along the Quarter Section line, 50.00 feet; thence North 89°57'16" East 659.97 feet to a point on the West line Parcel 1 described above; thence South 0°03'18" East, along said West line, 50.00 feet to the point of beginning.

14. Subject to the terms and provisions as set forth in Easement, executed by and between DRL INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, as Grantor and PAUL E. JOHNSON, an individual, as Grantee, and rights incidental thereto, recorded April 22, 2010, as Doc. No. [20100013048](#), Official Washington County Records. (Affects the North 50.0 feet and the West 50.0 feet of the North 872.43 feet)

15. Resolution No. 2011-25, dated September 1, 2011, creating the Big Plains Water and Sewer Special Service District, to provide water and sewerage services within said boundaries of the municipality of Apple Valley Town, as recorded October 18, 2011, as Doc. No. [20110031703](#), Official Washington County Records. (Affects this and other property)

Town of Apple Valley, Utah Resolution No. 2019-01, A Resolution Modifying, Limiting, and Revoking the Delegation of Authority to The Big Plains Water and Sewer Special Services District, recorded January 9, 2019, as Doc. No. [20190000956](#), Official Washington County Records.



GUARANTEE

Policy Number SG-08015336

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company GUARANTEES the Assured named in Schedule A, against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A

IN WITNESS WHEREOF, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned on Schedule A by an authorized officer or agent of the Company.

Issued through the Office of:

Terra Title Company
(435) 628-7054
265 West Tabernacle #100
St. George, UT 84770

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

President

Attest

Secretary

Terra Title Company

By:

Authorized Signatory

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortage": mortage, deed of trust, trust deed, or other security instrument.
- (d) "public record": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Exclusions from Coverage of this Guarantee.

The Company assumes no liability for loss or damage by reason of the following:

- (a) Taxes or assessments 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.
- (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
- (c) Assurances to title any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, alleys, lanes, ways or waterways in which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) (1) Defects, liens, encumbrances, adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.
- (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.

3. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case any knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by such failure and then only to the extent of the prejudice.

4. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

5. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:

The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its right under this paragraph, it shall do so diligently.

If the Company elects to exercise its option as stated in Paragraph 5(a) the Company shall have the rights to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(b) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured hereunder shall secure to the Company the right to prosecute or provide defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

6. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within 90 days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized represent of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as many be designated by an authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third pary, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company puersuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for the claim.

7. Options to Pay or Otherwise Settle Claims: Termination of Liability

In case of a claim udner this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amout of Liability or to Purchase the Indebtedness.

The Compnay shall have the option to pay or settle or compromise for or in the name of the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Companyup to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claims has been given to the Company by the Assured the Company offers to purchase the indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has excised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorney's fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the ompany is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligations to the Assured under this Guarantee for the claimed loss of damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5

8. Determination and Extent of Liability

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in the Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2. The liability of the the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to the defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to the matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the Amount of Liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to this Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to: Old Republic National Title Insurance Company, 400 Second Avenue South, Minneapolis, Minnesota 55401, (612)371-1111



Proposal: Event Center / Wedding Venue

Proposal Includes: Event Center, Parking lot, Landscaping and Open Space

Zones: C-2 Highway Commercial

Acres: 5.03

Project location: AV-1335

Number of Lots: 1

Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

Preliminary site plan: The proposal is new development and located South / East to the existing Goosberry Lodge development. The applicant is proposing to add a 3,500 sq.ft event center that will be equipped with a commercial kitchen, prep room, bridal suite and restrooms. The site will provide a 30' foot wide access to a parking lot sized to hold 100 vehicles. The site will provide landscaping along with maintained open space and berms. The property is currently zoned C-2 (Highway Commercial) and is adjacent to Highway 59. The surrounding zoning is Tiny Homes to the north / west, Open Space to the south / east, Residential to the south / west and Highway 59 running adjacent to the property.

Event Centers are an approved use in this zone. Of the 3,500 sq. ft building, 2,000 sq. ft will be an event room. Required parking for this use is 1 parking space for every 35 sq. ft of floor area. Required parking for the site is 57 parking spaces plus additional spaces for employees, staff and equipment etc. Parking is adequate for the proposal and appears to exceed the requirement with the proposed 100 parking spaces. The parking lot shall be asphalt and/or concrete and if lighting is used to illuminate the parking lot, the lights shall be arranged to reflect light away from the adjoining premises where residential use occurs.

Keeping in mind the residential uses adjacent to the property, the site plan does not show how the proposal will buffer itself from the residential area. This will need to be addressed on the site plan to show a decorative sight obscuring fence or a 10' foot wide planting strip or a combination of both. Landscaping adjacent to highway 59 would also provide beautification to the area.

As the development builds out the applicant should keep in mind the following Special Provisions:

- Roads for the development shall meet fire code requirements and the parking lot shall be asphalt and/or concrete
- Structure setbacks and height requirements shall meet Town Ordinance.
- All materials and merchandise, except vehicles in running order, shall be stored in an

enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six (6') feet in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall

Item 3.

- No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, or similar material shall be stored or allowed to remain on any lot in any commercial zone.
- All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.
- Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight obscuring fence, or a ten (10') foot wide planting strip, or any combination of fencing and landscaping which adequately protects the adjoining residential property.
- No residential dwelling of any kind is permitted in any commercial zoning district.
- All lighting shall be directed away from any residential use to protect neighboring properties from light pollution, and shielded from the night sky with no light emitted above a horizontal plane. Reference AVLU 10.26.



Town of Apple Valley

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

Fee: \$750.00

Preliminary Site Plan Application

Applications Must Be Submitted A Minimum of 21 Days in Advance of The Planning Commission Meeting		
Owner: Aaron Stout	Phone: [REDACTED]	
Address: [REDACTED]	Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]
Agent: (If Applicable)	Phone:	
Address/Location of Property: AV-1335, Apple Valley, UT 84737		
Zoning Designation: C2 Highway Commercial	Parcel ID: AV-1335	
Proposed Use Event Center, Wedding Venue		

Submittal Requirements: The preliminary site plan review application shall provide the following:

- 1. A vicinity map showing the general location of the project.
- 2. Three (3) copies of a site plan showing:
 - a. Topography showing 2' contours, identification of 30% or greater slopes.
 - b. The layout of proposed uses.
 - c. Location of open spaces when applicable.
 - d. Proposed access to the property and traffic circulation patterns.
 - e. Adjoining properties and uses.
 - f. Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and access points to utilities.
- 4. Tables showing the number of acres in the proposed development and a land use summary.
- 5. A phased development plan if applicable.
- 6. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

Official Use Only	Amount Paid: \$ 750.00	Receipt No: 56158
Date Received: 5/21/25	Date Application Deemed Complete:	
By: QM	By:	

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. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the Town. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Apple Valley General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Planning Department Manager determines the scope of the project requires both the preliminary site plan and site plan approval; a) Any multiple-family residential use; b) Any public or civic use; c) Any commercial use; or (d) Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department twenty-one (21) days prior to a regularly scheduled planning Commission meeting. During this time prior to the meeting, Staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and Staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

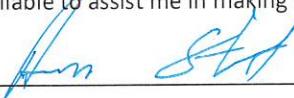
Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Town Clerk and heard by the Appeal Authority. The decision of the Appeal Authority is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeal Authority.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)
)§
COUNTY OF WASHINGTON)

Aaron Stout

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



Property Owner

Property Owner

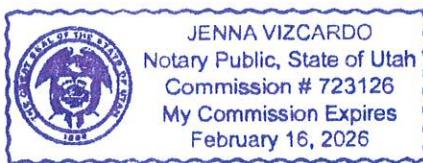
Subscribed and sworn to me this 21 day of May, 20 25:



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

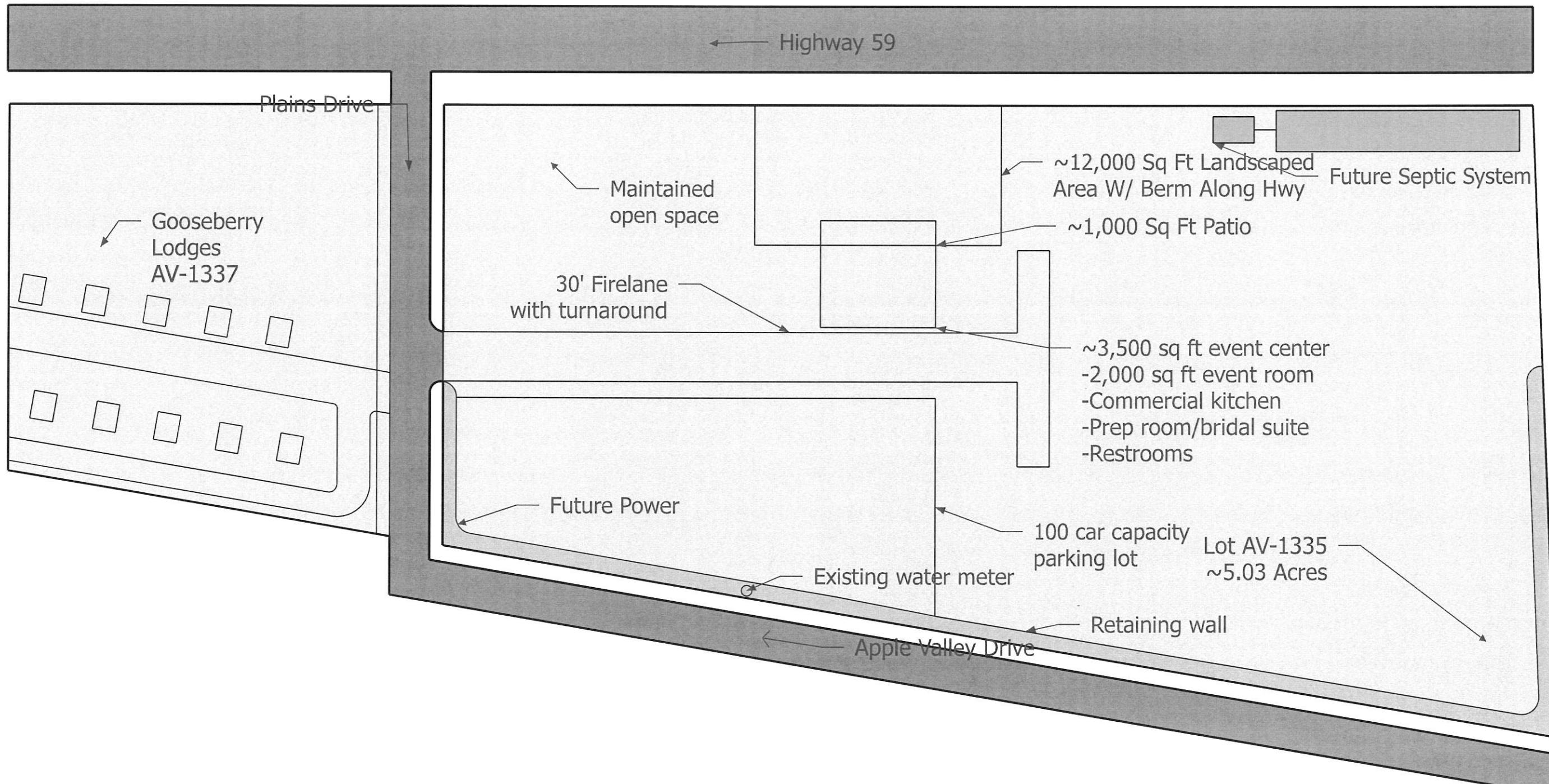
Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____





PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley

Wednesday, May 14, 2025 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Chairman Bradley Farrar called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited.

ROLL CALL

PRESENT

Chairman Bradley Farrar
 Commissioner Lee Fralish
 Commissioner Stewart Riding
 Commissioner Kael Hirschi

ABSENT

Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

No conflicts of interest were disclosed by the attending members.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-17: Approval of Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182.

Chairman Farrar opened the hearing.

This zone change, concerning parcels AV-2165, AV-2184, and AV-2182, had already been approved as part of a development agreement involving developer Travis Holmes. Mayor Farrar explained that although the change was finalized previously, it was reintroduced on the agenda for official documentation and to associate it with a \$43,000 payment received by the town. This action served to create a paper trail linking the transaction with the zoning update.

No public comments.

Chairman Farrar closed the hearing.

2. Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations.

Chairman Farrar opened the hearing.

No public comments.

Chairman closed the public hearing.

3. Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.

Chairman Farrar opened the hearing.

No public comments.

Chairman closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance O-2025-17: Approval of Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182.

Chairman Farrar introduced the ordinance to formalize a zone change from OST to RE-1.0 for parcels AV-2165, AV-2184, and AV-2182. He noted the change was already in effect and this action served to update town records. With no further comments, the item was opened for a motion.

MOTION: Commissioner Riding moved that we approve O-2025-17 Zone Change from Open Space Transition to Rural Estates 1 Acre Zone (RE-1.0) for parcels AV-2165, AV-2184, and AV-2182.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Commissioner Hirschi - Aye
 Chairman Farrar - Aye
 Commissioner Riding - Aye
 Commissioner Hood - Absent

The vote was unanimous and the motion carried.

5. Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations.

Mayor Farrar explained the ordinance followed state guidelines, with one addition requiring a water source near beehives to help keep bees on-site and reduce conflicts with nearby properties. He noted permits are handled by the state and must be posted at the hive location.

Commissioner Riding asked about permitting, and Mayor Farrar clarified that the town does not issue permits. If issues arise, the state inspector handles enforcement.

Chairman Farrar confirmed the ordinance aligned with state law and opened the item for a motion.

MOTION: Commissioner Fralish motioned we Adopt Ordinance O-2025-18: Beekeeping Regulations Title 10.42.

SECOND: The motion was seconded by Chairman Farrar.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Commissioner Hirschi - Aye
 Chairman Farrar - Aye
 Commissioner Riding - Aye
 Commissioner Hood - Absent

The vote was unanimous and the motion carried.

6. Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.

Chairman Farrar introduced the ordinance to amend the Town's General Plan Map. He stated that he and the mayor had worked with the GIS manager at Sunrise Engineering to ensure updates were accurate. The changes included corrections for zoning, recent MDA updates, and two parcels that were incorrectly listed as BLM land despite being privately owned.

The most significant updates reflected changes from the AG-X program, which affected approximately 4,000 acres. Once approved, the updated map would be published on the town website and GIS system.

Commissioner Fralish expressed appreciation for the improved accessibility of the updated map. Chairman Farrar confirmed it would be posted online and displayed at Town Hall. He then opened the item for questions or a motion.

MOTION: Commissioner Riding moved that we approve Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Commissioner Hirschi - Aye
 Chairman Farrar - Aye
 Commissioner Riding - Aye
 Commissioner Hood - Absent

The vote was unanimous and the motion carried.

7. Preliminary Site Plan Review for parcel: AV-1376-B-3 for Nuance Management LLC (Freedom Freeze Dry).

Chairman Farrar introduced the site plan review and invited the applicant to address questions. He asked whether the facility would serve customers directly or operate as a warehouse. The applicant indicated limited truck activity and no customer storefront.

Chairman Farrar noted the drawings referenced a septic system and advised checking with Ash Creek, which may require a level three system for lots under seven acres. The applicant confirmed approval from the health department. Chairman Farrar also reminded the applicant to comply with all Apple Valley and Big Plains standards for water and road materials.

Water access was discussed, with the applicant planning to connect to an existing 10-inch line per guidance from the water department. Road access concerns were raised, including a discussion about ownership of 2000 South Road and possible culvert installation for drainage. The applicant confirmed intent to meet town standards.

Commissioner Riding asked about traffic impact and access via Highway 59. The applicant responded that traffic would be minimal—approximately one truck every few days—and the business would employ about five people.

Chairman Farrar concluded the discussion and moved to make a motion.

MOTION: Chairman Farrar motioned we approve the Preliminary Plan for parcel: AV-1376-B-3 given the applicant follows all of Apple Valley Design Standards and Specifications as well as Big Plains Special Service District Design Standards and all access to the development meet Fire Code.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Riding - Aye
Commissioner Hood - Absent

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

8. Minutes: April 9, 2025.

Chairman Farrar stated the April 9 minutes appeared accurate. No corrections were noted.

MOTION: Chairman Farrar motioned we approve the minutes of April 9, 2025.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Riding - Aye
Commissioner Hood - Absent

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Riding - Aye
Commissioner Hood - Absent

The vote was unanimous and the motion carried.

The meeting adjourned at 6:13 PM.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Recorder | Jenna Vizcardo

DRAFT