



PLANNING COMMISSION - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley
Wednesday, November 12, 2025 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, November 12, 2025 at 6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Public Hearing will be held on the following topics:

1. Ordinance O-2025-38, Amend Title 10.02.050 Building Permit Required.
2. Ordinance O-2025-39, Zone Change from Open Space Transition Zone (OST) to Rural Estates 1 Acre Zone (RE-1) for parcel AV-1334-V-A.

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 28th day of October, 2025.

Dated this 28th day of October, 2025

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-2025-38**

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

SECTION 1: **AMENDMENT** “10.02.050 Building Permit Required” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.02.050 Building Permit Required

- A. The construction, alteration, repair, removal or moving of any building or structure or any part thereof, as provided or as restricted in this title, shall not be commenced or proceeded with, except after the issuance of a written permit for the same by the building inspector. Buildings under 200 square feet in area and that have no utilities do not require a building permit. Open buildings such as car ports, pergolas, gazebos and pavilions, which have no solid walls, do not require building permits. In addition to buildings or structures, utility systems and other physical improvements on any lot, such as pools, courts, etc., shall be constructed only after receiving a written permit from the building inspector.
- B. All building permits shall be issued in accordance with the general plan of the town, the road plan, the standards and regulations approved by the Town and all boards, commissions, agencies and officials of the town and all other applicable ordinances of the town, including the town subdivision ordinance.
- C. Distance between Buildings: No two (2) buildings on the same or adjacent properties shall be located closer together than ten feet (10'). No building, structure or run housing animals or fowl shall be constructed closer to a dwelling unit on the same or an adjacent lot than fifty feet (50').
- D. Applicability to Commercial Properties: This Section applies only to residential structures and uses. For commercial buildings and uses, the requirements of the International Building Code (IBC), as adopted and amended by the Town of Apple Valley, shall govern the permitting and construction standards.

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

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

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from November 18, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

| | AYE | NAY | ABSENT | ABSTAIN |
|----------------------------------|-------|-------|--------|---------|
| Mayor Michael Farrar | _____ | _____ | _____ | _____ |
| Council Member Kevin Sair | _____ | _____ | _____ | _____ |
| Council Member Annie Spendlove | _____ | _____ | _____ | _____ |
| Council Member Scott Taylor | _____ | _____ | _____ | _____ |
| Council Member Richard Palmer | _____ | _____ | _____ | _____ |

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

TOWN OF APPLE VALLEY
ORDINANCE O-2025-39

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1334-V-A FROM OPEN SPACE
TRANSITION ZONE (OST) TO RURAL ESTATES 1 ACRE ZONE (RE-1)

WHEREAS, the Town of Apple Valley (“Town”) has petitioned to rezone parcel AV-1334-V-A from Open Space Transition Zone (OST) to Rural Estates 1 Acre Zone (RE-1); and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 12, 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 November 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-1334-V-A is hereby changed from Open Space Transition Zone (OST) to Rural Estates 1 Acre Zone (RE-1).

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 12th day of November, 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

See Fee Schedule Page 2

Item 2.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

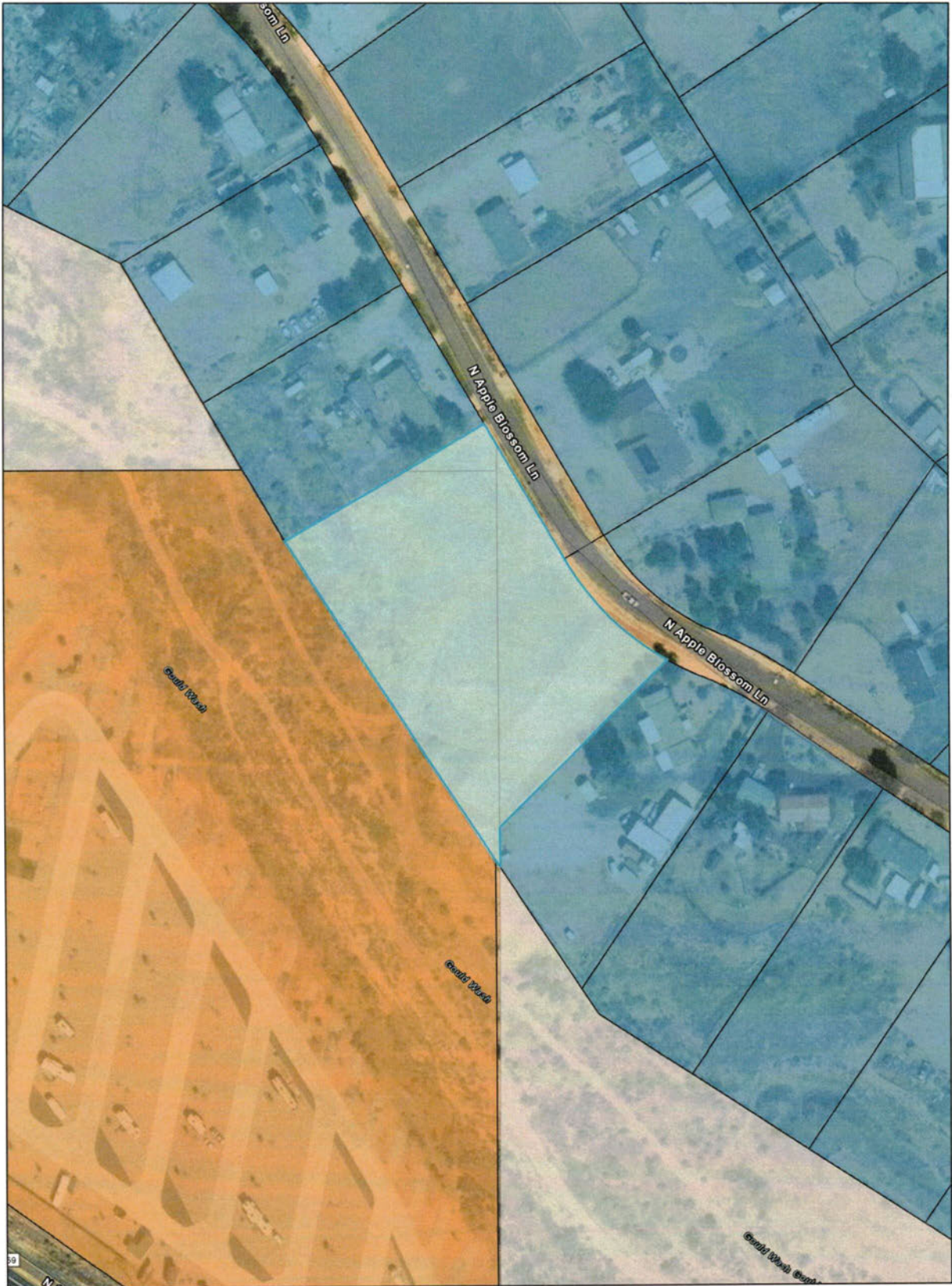
| | |
|--|--------------------------------------|
| Owner: <u>Stephen L. Gubler</u> | Phone: [REDACTED] |
| Address: [REDACTED] | Email: [REDACTED] |
| City: [REDACTED] | State: [REDACTED] Zip: [REDACTED] |
| Agent: (If Applicable) | Phone: |
| Address/Location of Property: <u>parcel AV-1334-V-A</u> | Parcel ID: <u>AV-1334-V-A</u> |
| Existing Zone: <u>OPEN SPACE Transition</u> | Proposed Zone: <u>Rural Estate 1</u> |
| For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application _____ | |
| Reason for the request <u>Plan is to be able to have 2 one acre Residential lots, Homes</u> | |

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

- ☒ A. The name and address of owners in addition to above owner. No other owners
- ☒ B. An accurate property map showing the existing and proposed zoning classifications
- ☒ C. All abutting properties showing present zoning classifications
- ☒ D. An accurate legal description of the property to be rezoned attached
- ☒ 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
- ☒ G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- ☒ H. Signed and notarized Acknowledgement of Water Supply (see attached).

| | |
|--|------------------------|
| Applicant Signature <u>Stephen L. Gubler</u> | Date <u>10-22-2025</u> |
|--|------------------------|

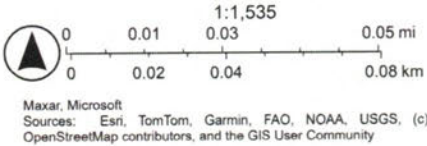
| | | |
|--------------------------------|-----------------------------------|--------------------------|
| Official Use Only | Amount Paid: \$ <u>2,410.00</u> | Receipt No: <u>58562</u> |
| Date Received: <u>10/22/25</u> | Date Application Deemed Complete: | |
| By: <u>ju</u> | By: | |



10/22/2025, 4:14:03 PM

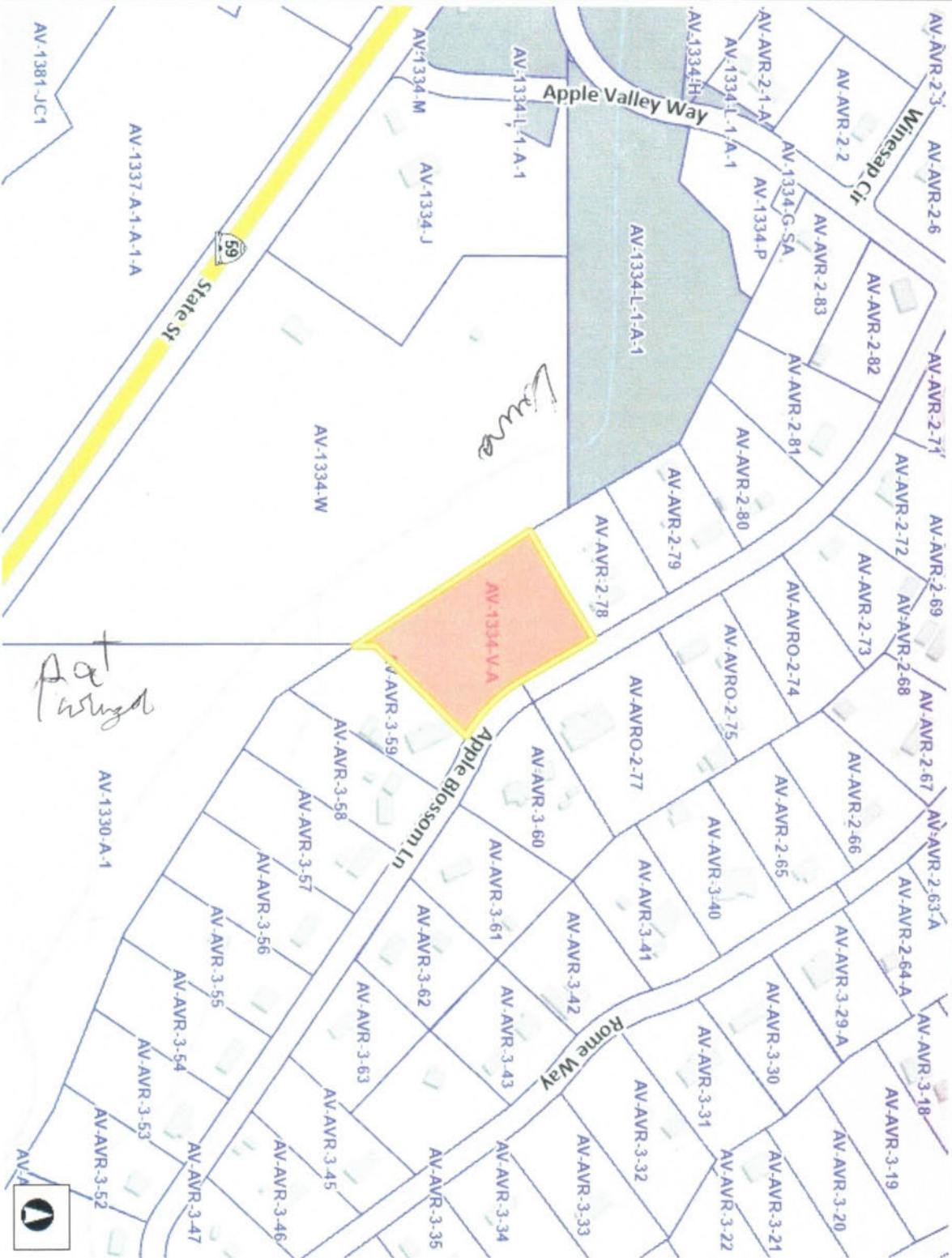
- Washington County Parcels
- Town Boundry
- Zoning Districts
 - OST – Open Space Transition
 - RE-1 – Rural Estate 1
 - RV-Park – Recreational Vehicle Park

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
30cm Resolution Metadata





ON APPLE BLOSSUM LANE,



Legend

- ☐ Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shinn's 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

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.



Account 0883714

Item 2.

| Location | Owner | Value | | | |
|---|-----------------------|---------------------------------|----------|----------|-------|
| Account Number 0883714 | Name GUBLER STEPHEN L | Market (2025) | \$85,100 | | |
| Parcel Number AV-1334-V-A | | Taxable | \$85,100 | | |
| Tax District 45 - Apple Valley Town | | Tax Area: 45 Tax Rate: 0.006652 | | | |
| Acres 2.05 | | Type | Actual | Assessed | Acres |
| Situs 0, 0 | | Non | | | |
| Legal S: 30 T: 42S R: 11W BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT (78) SEVENTY-EIGHT OF APPLE VALLEY RANCH SUBDIVISION,PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER STATE OF UTAH IN BOOK 409 PAGE 353 AND RUNNING THENCE NORTH 59°30' EAST ALONG THE SOUTH EASTERLY PROPERTY LINE OF SAID, LOT 78, A DISTANCE OF 250.0 FT. TO THE SOUTH BOUNDARY OF APPLE BLOSSUM LANE, THENCE SOUTH 30°30' EAST ALONG THE SOUTH BOUNDARY OF APPLE BLOSSUM LANE A DISTANCE OF 169.52 FEET TO A POINT OF TANGENCY WITH A 300.0 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARING IS SOUTH 45°30'00" EAST) RUNNING THENCE CONTINUING SOUTH EASTERLY ALONG THE SOUTH BOUNDARY OF APPLE BLOSSUM LANE, ALONG THE ARC OF SAID CURVE 157.079 FEET, THROUGH A CENTRAL ANGLE OF 30°00'00", THENCE, DEPARTING FROM THE ROADWAY AND RUNNING THENCE SOUTH 45°15'00" WEST ALONG THE WEST BOUNDARY OF LOT 59 OF APPLE VALLEY RANCH SUBDIVISION, PHASE III, A DISTANCE OF 259.46 FEET, RUNNING THENCE SOUTH 00°03'32" EAST, CONTINUING ALONG THE WEST BOUNDARY OF SAID LOT 59, A DISTANCE OF 38.584 FEET, THENCE DEPARTING FROM THE BOUNDARY OF SAID LOT 59 RUNNING THENCE NORTH 33°08'02" WEST A DISTANCE OF 417.093 FEET, BACK TO THE POINT OF BEGINNING. CONTAINING 2.05 ACRES (DOCUMENT 20250035158) | | Primary | \$85,100 | \$85,100 | 1.190 |
| | | Land | | | |
| Parent Accounts 0474885 | | | | | |
| 0965067 | | | | | |
| 0154958 | | | | | |
| Parent Parcels AV-1334-J | | | | | |
| AV-1-2-30-2101 | | | | | |
| AV-1330-A-1 | | | | | |
| Child Accounts | | | | | |
| Child Parcels | | | | | |
| Sibling Accounts | | | | | |
| Sibling Parcels | | | | | |
| Transfers | | | | | |

Entry Number

20080025659

20090021078

20090021079

Recording Date

06/24/2008 09:47:09 AM

05/29/2009 04:00:08 PM

05/29/2009 04:00:08 PM



Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737

October 19, 2025

Stephen Gubler
[REDACTED]

Re: Zone Change

Located: Parcel Number: AV-1334-V-A

Dear Stephen Gubler:

After reviewing the proposed plans for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please contact me.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



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

Parcel ID#

AV-1334-V-A
AV-1334-V-A
2.05 acv2

Item 2.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Stephen Gubler am/are the applicant(s) of the application known as
AV-1334-V-A located on parcel(s)
_____ 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):

Stephen Gubler
Name

Stephen Gubler
Applicant/Owner

10-22-2025
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

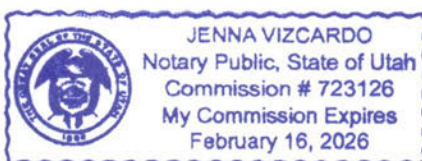
State of Utah

County of Washington

On this 22 day of Oct., in the year 2025, before me, Jenna Vizcardo a notary public, personally appeared Stephen Gubler, 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. JW
(notary signature)

(seal)





October 24, 2025

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Parcel AV-1334-V-A: Stephen Gubler

Ash Creek Special Service District is providing a Will Serve for Parcel AV-1334-V-A and takes no exception to the proposed zone change for this parcel.

The Owner understands and agrees that if at a future date a building permit is issued a septic agreement with Ash Creek Special Service District will need to be signed and all costs associated with construction and installation of the septic system will be paid by the Owner. The Owner understands and agrees that a septic permit will also need to be obtained from Southwest Utah Public Health Department.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

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

KNOLLWOOD85 LLC
 AV-1334-W
 1163 N MAIN ST
 HURRICANE, UT 84737

GUBLER STEPHEN L
 AV-1334-V-A
 250 SNOW CANYON DR # 49
 IVINS, UT 84738

NACCARATO GARRY L & DRUESI
 AV-AVR-3-59
 1381 N APPLE BLOSSOM LN
 HURRICANE, UT 84737

GUBLER STEPHEN L
 AV-1330-A-1
 1890 E 800 N
 SAINT GEORGE, UT 84770

HUDSON WILLIAM
 AV-AVR-3-40
 1453 N ROME WAY
 APPLE VALLEY, UT 84737

WRIGHT ROBERT A & PATRICIA A
 AV-AVR-2-78
 1421 N APPLE BLOSSOM LN
 APPLE VALLEY, UT 84737

ROUNDY ROBYN
 AV-AVR-2-66
 1493 N ROME WAY
 APPLE VALLEY, UT 84737-4807

COUNSIL MICHAEL S TRUSTEES, ET AL
 AV-AVR-3-56
 464 GOLFVIEW DR
 SAN JOSE, CA 95127

CZAPIEWSKI DUANE HENRY, ET AL
 AV-AVRO-2-75
 1432 N APPLE BLOSSOM LN
 HURRICANE, UT 84737

CARRELL BOBBY K & NANCY L
 AV-AVR-2-81
 1481 N APPLE BLOSSOM LN
 APPLE VALLEY, UT 84737-2861

BUSKER BLAIR
 AV-AVR-3-43
 1397 N ROME WAY
 HURRICANE, UT 84737

TOWN OF APPLE VALLEY
 AV-1334-L-1-A-1
 1777 N MEADOWLARK DR
 APPLE VALLEY, UT 84737

CHRISTENSEN ELSIE
 AV-AVR-3-61
 1362 N APPLE BLOSSOM LANE
 APPLE VALLEY, UT 84737

CHIPMAN DARIN M
 AV-AVR-3-41
 1433 N ROME WAY
 APPLE VALLEY, UT 84737

MCGOWAN JOHN D TRUSTEE, ET AL
 AV-AVR-3-62
 310 W 110 N
 LA VERKIN, UT 84745

DEAVILA BROCK
 AV-AVR-2-79
 1441 N APPLE BLOSSOM LN
 APPLE VALLEY, UT 84737

LITTLE CREEK STATION L C
 AV-1334-J
 1354 N STATE ST
 APPLE VALLEY, UT 84737-4869

FOWLER DENNIS
 AV-AVR-3-42
 1413 N ROME WAY
 APPLE VALLEY, UT 84737-4807

WILHELM CHARLOTTE A
 AV-AVR-3-58
 1620 E 1450 S UNIT 71
 SAINT GEORGE, UT 84790-7148

JORGENSEN KELLY G & CHRISTY
 AV-AVRO-2-77
 1412 N APPLE BLOSSOM LN
 APPLE VALLEY, UT 84737

ZERANGUE JUSTINE, ET AL
 AV-AVR-3-57
 1347 N APPLE BLOSSOM LN
 APPLE VALLEY, UT 84737

CANHAM CHARLES M & JOSEPHINE I
 AV-AVR-2-80
 1461 N APPLE BLOSSOM LN
 APPLE VALLEY, UT 84737-0000

GILES JERON LON, ET AL
 AV-AVR-2-73
 1458 N APPLE BLOSSOM LN
 APPLE VALLEY, UT 84737

YOUNG KYLEE
 AV-AVR-2-65
 1473 N ROME WAY
 HURRICANE, UT 84737

CANNON JUSTIN K & AUDREY E
 AV-AVR-2-67
 1513 N ROME WAY
 APPLE VALLEY, UT 84737

CANNON JUSTIN K & AUDREY E
 AV-AVRO-2-74
 1513 N ROME WAY
 APPLE VALLEY, UT 84737

WINN SEAN L, ET AL
 AV-AVR-3-60
 1382 N APPLE BLOSSOM LN
 APPLE VALLEY, UT 84737



October 27, 2025

RE: NOTICE OF PUBLIC HEARING — ZONING MAP AMENDMENT REQUEST

Parcel Number: AV-1334-V-A

Approximate Situs Addresses: 1500 N State Street, Apple Valley, UT 84737

To Whom It May Concern:

You are invited to attend a public hearing to provide any input you may have, as a neighboring property owner, regarding a request to rezone the above-listed parcels from Open Space Transition Zone (OST) to Rural Estates 1 Acre Zone (RE-1). The applicant has stated that the purpose is to prepare for lot split.

Information about the AG-5 zoning regulations, including permitted uses and restrictions, is available at the Town Recorder's office or online at:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone

The hearing will be held on Wednesday, November 12, 2025 at 6:00 PM (MDT) at the Apple Valley Town Hall, located at:

1777 North Meadowlark Drive, Apple Valley, Utah 84737

Written comments, objections, or questions may be submitted by mail to:

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.

Important Note:

Any owner of property included in the proposed zoning map amendment may file a written objection to the inclusion of their property. Written objections must be submitted no later than 10 days after the date of the public hearing. All written objections will be provided to the Apple Valley Town Council for consideration.

Sincerely,

Jenna Vizcardo

Town Clerk and Recorder

Town of Apple Valley