



## PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, December 10, 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, December 10, 2025**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

**Chairman** | Bradley Farrar

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

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-2025-42, Amend Title 10.02.050 Building Permit Required.
2. Ordinance O-2025-43, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.
3. Preliminary Plat Application for Oculta Roca Resort, Project location: South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd.

#### DISCUSSION AND POSSIBLE ACTION ITEMS

- [4.](#) Conditional Use Permit application for an accessory building prior to issuance of a building permit – Applicant: Lisa Mandile, Parcel AV-1354-D-7.
- [5.](#) Ordinance O-2025-42, Amend Title 10.02.050 Building Permit Required.
- [6.](#) Ordinance O-2025-43, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.
- [7.](#) Preliminary Plat Application for Oculta Roca Resort, Project location: South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd.

#### APPROVAL OF MINUTES

- [8.](#) Minutes: November 12, 2025 - Planning Commission Hearing and Meeting.
- [9.](#) Minutes: November 18, 2025 - Special Planning Commission Hearing and Meeting.

#### 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](http://www.applevalleyut.gov).

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

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



## Town of Apple Valley

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

Date Received: 11.6.25

Item 4.

Fee: \$800.00

Payment Method: cash & card

Receipt Number: 255762359  
58848

### CONDITIONAL USE PERMIT

#### Applicant Information

Name: Lisa Mandile Telephone: [REDACTED]

Address (City, State, Zip): [REDACTED]

Agent (If applicable): Agent Phone:

Address of Subject Property: AV-1354-D-7

Tax ID of Subject Property:

Proposed Conditional Use: Storage of property / Accessory Bldg.  
Use needed for move from Arizona to Utah.

Lisa Mandile 11/06/2025  
Applicant Signature Date

#### This application shall be accompanied by the following:

- ☒ A vicinity map showing the general location of the application
- ☒ Three (3) copies of a plot plan showing the following:
  - ☐ Property boundaries, dimensions and existing streets
  - ☐ Location of existing and proposed buildings, parking, landscaping and utilities
  - ☐ Adjoining property lines and uses within one hundred feet of subject property
- n/a ☐ A reduced copy of all plans (8.5x11 if readable, or 11x17) if original plans are larger
- n/a ☐ Building elevations for new construction, noting proposed materials and colors
- n/a ☐ Traffic impact analysis, if required by the Town Engineer or the Planning Commission
- ☐ Applicant's responses to the Conditional Use Permit standards for review (attached)
- ☐ A statement indicating whether the applicant will require a variance in connection with the proposed conditional use permit. See above
- ☐ Warranty deed, preliminary title report, or other document (see Affidavit of Property owner attached) showing evidence that the applicant has control of the property.

# Affidavit

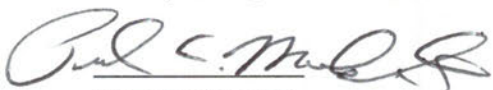
## Property Owner

State of Utah)

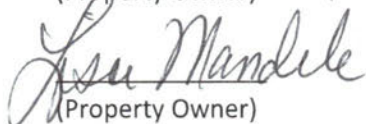
§

County of Washington

I (we) Paul and/or Lisa Mandile being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple valley Town planning staff have indicated they are available to assist me in making this application.



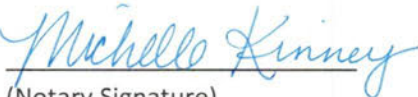
(Property Owner)



(Property Owner)

Subscribed and sworn to me this 6th day of November 2025.

Witness my hand and official seal.



(Notary Signature)

~~REVIEWED/APPROVED BY:~~~~Mayor~~~~Treasurer~~

(seal)

## 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\_\_\_\_.

Witness my hand and official seal.

\_\_\_\_\_  
(Notary Signature)

(seal)



Warranty Deed Page 1 of 3  
Gary Christensen Washington County Recorder  
09/17/2025 10:00:14 AM Fee \$40.00 By GT TITLE  
SERVICES

After Recording, Return To:



MAIL TAX NOTICES TO GRANTEE(S) AT:

Transaction Reference Information:

File Number: **W62789T**

Tax Parcel No(s): **AV-1354-D-7**

**WARRANTY DEED**

**SHAYNE E. HUTCHINGS and JULIE S. HUTCHINGS as Trustees of HUTCHINGS REVOCABLE TRUST U/A/D OCTOBER 14, 1999, AS AMENDED AND COMPLETELY RESTATED NOVEMBER 6, 2013 ("Grantors"),**

in exchange for good and valuable consideration, hereby convey and warrant to

**PAUL CHRISTOPHER MANDILE AND LISA GAYLE MANDILE HUSBAND AND WIFE AS JOINT TENANTS ("Grantee(s)"),**

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**See Attached Exhibit "A"**

With all the covenants and warranties of title from Grantors in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2025** and thereafter.

*[Remainder of page intentionally left blank. Signatures appear on the following page.]*


Information for reference purposes:GT Title File No.: **W62789T**Tax Parcel No(s): **AV-1354-D-7**

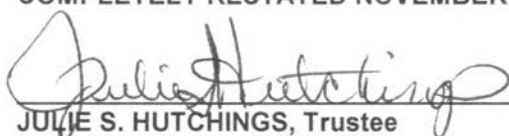
Property Address(es) (if any):

**ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737****-Signature Page to Warranty Deed-**

EACH OF THE UNDERSIGNED PERSONS WHO SIGN THIS DEED HEREBY CERTIFY THAT HE/SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND CONVEY TITLE TO THE PROPERTY DESCRIBED HEREIN PURSUANT TO THE TERMS OF THE AFOREMENTIONED TRUST AND THAT HE/SHE HAS EXECUTED THIS DEED IN HIS/HER AUTHORIZED CAPACITY.

Witness the hand of Grantors this 15 day of **SEPTEMBER, 2025**.

  
**SHAYNE E. HUTCHINGS, Trustee**  
**HUTCHINGS REVOCABLE TRUST**  
**U/A/D OCTOBER 14, 1999, AS AMENDED AND**  
**COMPLETELY RESTATED NOVEMBER 6, 2013**

  
**JULIE S. HUTCHINGS, Trustee**  
**HUTCHINGS REVOCABLE TRUST**  
**U/A/D OCTOBER 14, 1999, AS AMENDED AND**  
**COMPLETELY RESTATED NOVEMBER 6, 2013**

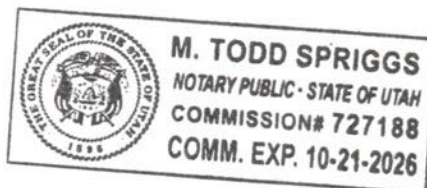
STATE OF UTAH )

COUNTY OF Washington )

) ss.

On this 15 day of September, **2025**, personally appeared before me **SHAYNE E. HUTCHINGS** and **JULIE S. HUTCHINGS**, the named signers of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and they duly acknowledged that they are the Trustees of **HUTCHINGS REVOCABLE TRUST U/A/D OCTOBER 14, 1999, AS AMENDED AND COMPLETELY RESTATED NOVEMBER 6, 2013** and that they executed this instrument in behalf of said Trust as Trustees by authority of the terms thereof, Witness my hand and official seal.

  
 NOTARY PUBLIC





Legal Description  
File No. **W62789T**

*Information for Reference Purposes Only:*

Parcel Number(s): **AV-1354-D-7**

Property Address(es):

**ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737**

### **EXHIBIT "A"**

The real property referred to herein is situated in **WASHINGTON** County, Utah, and is described as follows:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT -OF- WAY LINE, 2,311.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'23"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'16"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).



Tools



Run another  
Parcel Search



Clear Selected



Pan



Zoom In



Zoom Out



Full Extent



Previous Extent



Identify



GIS

Washington Co.  
Map Inventory

Help

8 3/4

660.3 ft

AV-1354-D-6

AV-1354-D-7

18.86 ft

133.4 3/4

334.62 ft

11.5

S Coyote Rd

Well

gate

4 1/2



Base



100ft

Scale 1: 1,128

Go

12'

12'

36'

36'

36'

36'

36'

36'

Search...

Sign in

Tool Labels

6 15/16  
Fence



## **10.10.020 A Agricultural Zone**

A. Purpose: The purpose of this zone is to preserve appropriate areas for permanent agricultural use, actively devoted to agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.

B. Permitted Uses: Uses permitted in this zone are as follows:

1. Crop production, horticulture and gardening
2. Farm buildings and uses
3. Household pets
4. Farming livestock
5. Stands for sale of produce grown and sold on premises
6. Veterinarian
7. Pigs - See Ordinance O-2024-88, Title 10.41 Pigs.
8. Residential Dwelling

C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:

1. Agritourism
2. Agricultural Industry
3. Animal Specialties
4. Kennel, Commercial
5. Metal Building
6. Recreation and Entertainment, Outdoor (A-10, A20, A-40 only)
7. Stable, Public
8. Pigs

D. Any use not specifically allowed under permitted or conditional uses shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or conditional use as provided in 10-7-180-E4.

E. Development Standards in Agricultural Zones:

	Zones				
Development Standard	A-X	A-40	A-20	A-10	A-5
Lot standards					
Minimum lot area	Any Size above 5 acres*	40 acres*	20 acres*	10 acres*	5 acres*
Minimum lot width	400 feet	400 feet	400 feet	300 feet	300 feet



Item 4.

Building standards							
Maximum height, main building <sup>1</sup>	35 feet	35 feet	35 feet	35 feet	35 feet		
Maximum height, accessory building	35 feet	35 feet	35 feet	35 feet	35 feet		
Setback standards - front yard							
Any building <sup>2</sup>	30 feet	30 feet	30 feet	30 feet	30 feet		
Setback standards - rear yard							
Main building	30 feet	30 feet	30 feet	30 feet	30 feet		
Accessory building	No requirement	No requirement	No requirement	No requirement	No requirement		
Setback standards - interior side yard							
Main building	15 feet	15 feet	15 feet	15 feet			
Accessory building of 100 square feet or less	No requirement	No requirement	No requirement	No requirement	No requirement		
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet	20 feet		
Setback standards - street side yard							
Main building		15 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Main building on corner lot with yard that abuts the side yard of another lot	20 feet	20 feet	20 feet	20 feet	20 feet		
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted		
ADD Animals permitted							
*Required minimum size may be calculated prior to a required road dedication. **No more than one (1) primary home on a property.							

Notes:

#### F. Modifying Regulations:

1. Fur farms, silos, fish farms or the keeping of exotic animals may not be approved in the A-5 district.
2. Location of Corral or Stable: No corral or stable shall be located closer than one hundred feet (100') from any dwelling unit in an adjacent zone..
3. Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

- a. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
- b. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

4. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit. 5. For additional restrictions and clarifications in this zone, see AVL 10.28 Supplementary and Qualifying Regulations for Land Use and Building. 6. On large lots 5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications. 7. For a lot split on zone A-X, the landowner/applicant must apply for a zone change to match the new lot sizes that will be created if the new lots will be smaller than forty (40) acres. If the new lots created from the lot split are above 40 acres, the land may stay zoned A-X.

#### HISTORY

Repealed & Reenacted by Ord. [2018-09](#) on 6/13/2018

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

Amended by Ord. [O-2022-17](#) on 11/16/2022

Amended by Ord. [O-2024-14](#) on 4/24/2024

Amended by Ord. [O-2024-74](#) on 10/23/2024

Amended by Ord. [O-2025-02](#) on 1/15/2025

**APPLE VALLEY  
ORDINANCE O-2025-42**

**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 shipping containers 360 square feet or less, ~~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 by the Town ordinance 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.

**EFFECTIVE DATE** This Ordinance shall be in full force and effect from December 17, 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



**APPLE VALLEY  
ORDINANCE O-2025-43**

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

**SECTION 1:**        **AMENDMENT** “10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements” of the Apple Valley Land Use is hereby *amended* as follows:

**AMENDMENT**

**10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements**

An accessory building with a maximum height of ten feet (10') and a maximum size less than two hundred (200) square feet, and shipping containers three hundred sixty (360) square feet or less, shall not require a building permit, provided all setback requirements for the zoning district in which the accessory building is located are met, no portion of the accessory building is within one foot (1') of any property line, and no storm water runoff from the accessory building is allowed to run onto adjacent property. The accessory building shall be painted and maintained to blend in with the primary structure. The total size of multiple structures allowed without building permits shall not exceed one percent (1%) of the lot size. No power or water shall be included in the building.

**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 December 17, 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



**Zones:** PDO

**Project location:** South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd

**Total Acres:** 627.748 acres

**# of proposed A-5 Lots:** 57 lots covering 370.838 acres

**# of Open Space lots:** 10 covering 120.705 acres

**Remaining Area (Roads, CZH, Easements):** 136.205

**Report prepared by:** Eldon Gibb, Planning Consultant with Shums Coda

**Overview:** The preliminary plat is named Oculita Roca and is located at the South side of Hwy 59 & Cinder Hills Rd / Gould Wash Rd. The preliminary plat includes 627 acres with there being 57 single family lots (A-5 or larger), 10 lots identified as open space and one lot identified as Cabin Zone Hotel (CZH).

The proposed land is zoned PDO. This zone is intended to allow design flexibility in the use of the land, open spaces and variety in lot sizes. It appears that this plan has been designed with this flexibility in mind so that the uses within the development blend well together along with the existing uses in the area. Under 10.10.121(B)-Objectives to be accomplished in the PDO Zone, it appears this development is meeting the 5 objects which include (1) Create an attractive and desirable environment within the Town (2) Allow a variety of housing types in one development project (3) Encourage variety in physical development patterns, including flexibility in building location (4) Preserve open space for visual enjoyment and recreational use and lastly (5) Encourage development on a large scale, since the purposes of a planned development can be best realized in large scale developments.

In the submitted Construction Drawings on page G-05 is the Sequencing Plan. This plan establishes the phases of this development and the necessary improvements to service this area. The sequencing plan appears to be reasonable and the timing of these improvements should be strictly followed to ensure improvements from the east (Gould Wash Rd) are made prior to development occurring in the area identified as sequence 8 and 9.

Access to lots 33-38 involves land that is not owned by the applicant. The town may not want to approve these lots (33-38) until access in this area is established. I also noticed there is some land south of Gould Wash Road that is zoned PDO and is not included in the preliminary plat. Lastly, the town may also want to consider a Development Agreement being executed with the approval of this plan.



11 North 300 West, Washington, Utah 84780  
TEL 435.652.8450 | FAX 435.652.8416

November 26, 2025

Mayor Mike Farrar  
1777 North Meadowlark Drive  
Apple Valley, UT, 84737

RE: Oculita Roca Subdivision and Construction Drawings

Dear Mayor Farrar,

Sunrise Engineering has reviewed the construction drawings regarding the Oculita Roca subdivision. Below are the review comments regarding the construction plans and other issues that may be pertinent to this development.

1. The development is located in the Rural Estate Open Space Transition (OST) zone with a Planned Development Overlay (PDO) according to the town's new and old zoning maps. It is assumed that the town has approved the PDO overlay on the subject property, that a residential use is permitted and that the provisions of AVMC Section 10.10.20 have been met.
2. The PDO zone requires a minimum lot size of five acres. The lots meet this minimum lot size requirement. A lot width of 100 feet is required. All lots meet the minimum width requirement.
3. A hydraulic report has been prepared by Jones and DeMille Engineering dated October 28, 2025. Recommendations in the report are for the Oculita Roca Subdivision only. A drainage study is necessary for the entire length of improvements to Gould Wash Road. All recommendations of the October 28, 2025, hydraulic analysis should be followed.
4. Three separate geotechnical studies were provided for review: a generalized geotechnical report dated October 25, 2023; an Oculita Roca Phase 1 Pavement Design report dated May 7, 2024; and a septic feasibility report for residential units. The geotechnical report dated October 25, 2023, does not address the same property as this application. As such, a revised/new geotechnical report is necessary. The Oculita Roca pavement design report addresses only Oculita Roca Road. Recommendations contained in this report should be followed. The report does not address Gould Wash Road. A separate report needs to be provided addressing Gould Wash Road. A previous pavement engineering report dated May 7, 2024, prepared by Landmark Testing and Engineering has been previously reviewed for Cinder Hill Road. The applicant should comply with the recommendations of this report.
5. Plans associated with all off-site access roads connecting this development to SR-59 should be approved and constructed/bonded prior to recordation of the final plat associated with this development. All improvements necessary in the UDOT right-of-way require UDOT approval. Moreover, all environmental clearances should also be obtained prior to construction of any improvements on federal land. No certificates of occupancy or sale of property should be allowed prior to all improvements being constructed and accepted by UDOT and by the town.
6. The will-serve letter provided from Rocky Mountain Power is dated October 18, 2022. It is not clear if the development in its present state is the same as what was proposed in 2022. This will-serve letter should be updated.
7. The letter from Ash Creek SSD dated October 24, 2022, does not address this residential development. A new letter from Ash Creek SSD is necessary.



8. Preliminary plat requirements can be found in AVMC Section 11.02.070. The applicant should check that all necessary preliminary plat requirements are being provided.
9. Show all existing easements on the preliminary plat.
10. Southwest Utah Public Health Department needs to approve septic system designs and the geotechnical report related to septic design.
11. Portions of the site and some lots are located in FEMA Flood Zone A. Lots affected by FEMA Flood Zone A should be clearly identified on the plat and the areas of lots impacted should also be clearly identified.
12. Fire hydrants are required to be spaced at 250 feet from any subdivided lot (AVMC Section 11.12.030). Please provide a note stating that this requirement has been met.
13. Identify the sizes of all waterlines on all pages of the plans.
14. Provide electric distribution plans for the subdivision.
15. Some street sections proposed do not meet town specifications (AVMC Section 11.08.040) or town design standards. The town will need to determine if an alternative design is appropriate.
16. A traffic study may be necessary to determine the entire impact of this development on SR59.
17. Any public improvements should be constructed prior to map recordation; if not constructed prior, a performance bond must be submitted and accepted by the city. This also includes all off-site improvements.
18. No HOA CCRs were submitted for review. An HOA may be required for maintenance of the OST zoned properties located around the parcels.

Please call me at (435) 233-0382 with any questions or comments.

Sincerely,

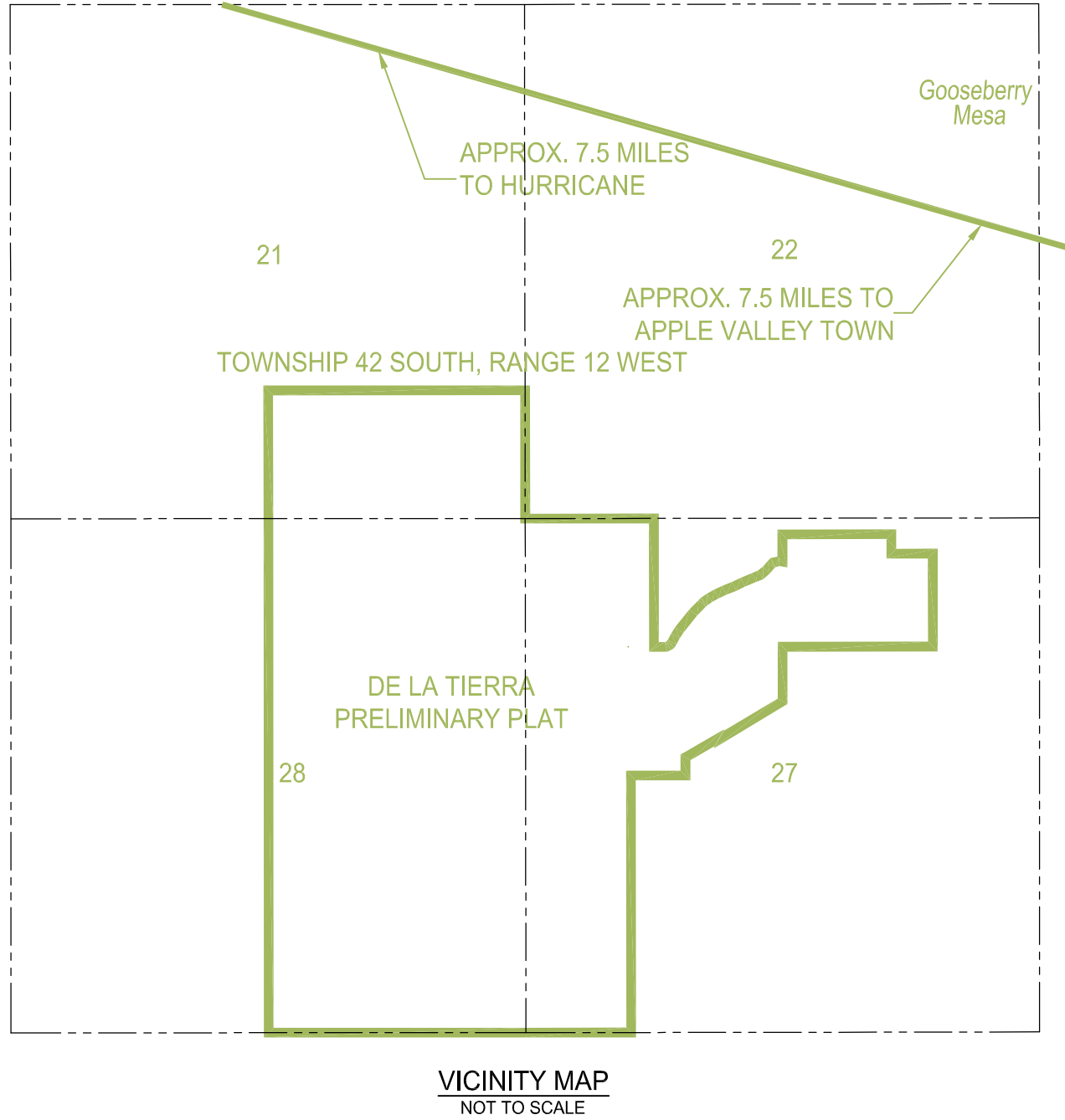


Brad Robbins  
Planning Manager

Sincerely,



Nathan Wallentine  
City Engineer



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, THE NORTH AND WEST HALF OF SECTION 27, AND THE EAST HALF OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 2.5 INCH 1909 GLO BRASS CAP, WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 28, MARKED BY A 2.5 INCH 1909 GLO BRASS CAP BEARS SOUTH 00°02'37" EAST A DISTANCE OF 5277.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00°04'35" WEST ALONG THE WESTERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 1317.32 FEET TO THE EAST–WEST CENTERLINE OF SAID SOUTHEAST QUARTER AND A NO. 5 REBAR WITH PLASTIC CAP STAMPED "PLS334569";  
THENCE NORTH 89°58'23" EAST ALONG SAID EAST–WEST CENTERLINE A DISTANCE OF 2637.26 FEET TO THE EASTERLY LINE OF SAID SECTION 21 AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "B&C LS4490";  
THENCE SOUTH 00°03'23" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1317.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27 AND 28, MARKED BY 2.5 INCH 1909 G.L.O. BRASS CAP;  
THENCE NORTH 89°55'04" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 27 A DISTANCE OF 1320.19 FEET TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27 AND A NO. 4 REBAR WITH PLASTIC CAP ILLEGIBLE;  
THENCE SOUTH 00°04'17" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1319.48 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A NO. 4 REBAR WITH PLASTIC CAP STAMPED "PRATT ENG BET 4804865";  
THENCE NORTH 89°58'10" EAST ALONG THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER A DISTANCE OF 123.41 FEET TO THE FLOWLINE OF GOULD WASH;  
THENCE ALONG THE FLOWLINE OF GOULD WASH THE FOLLOWING TWENTY–TWO (22) COURSES:  
1. NORTH 66°55'32" EAST A DISTANCE OF 25.84 FEET TO A POINT OF CURVATURE;  
2. THENCE 27.02 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°03'11", A RADIUS OF 59.43 FEET AND A CHORD BEARING NORTH 53°53'57" EAST A DISTANCE OF 26.79 FEET TO A POINT OF COMPOUND CURVATURE;  
3. THENCE 28.36 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12°30'56", A RADIUS OF 129.84 FEET AND A CHORD BEARING NORTH 34°36'53" EAST A DISTANCE OF 28.31 FEET TO A POINT OF TANGENCY;  
4. THENCE NORTH 28°21'25" EAST A DISTANCE OF 75.24 FEET TO A POINT OF CURVATURE;  
5. THENCE 69.55 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'15", A RADIUS OF 383.00 FEET AND A CHORD BEARING NORTH 33°33'33" EAST A DISTANCE OF 69.45 FEET TO A POINT OF TANGENCY;  
6. THENCE NORTH 38°45'40" EAST A DISTANCE OF 232.66 FEET TO A POINT OF CURVATURE;  
7. THENCE 131.23 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°24'50", A RADIUS OF 722.00 FEET AND A CHORD BEARING NORTH 43°58'05" EAST A DISTANCE OF 131.05 FEET TO A POINT OF TANGENCY;  
8. THENCE NORTH 49°10'30" EAST A DISTANCE OF 25.98 FEET TO A POINT OF CURVATURE;  
9. THENCE 68.03 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°42'16", A RADIUS OF 333.00 FEET AND A CHORD BEARING NORTH 55°01'38" EAST A DISTANCE OF 67.91 FEET TO A POINT OF TANGENCY;  
10. THENCE NORTH 60°52'46" EAST A DISTANCE OF 80.09 FEET TO A POINT OF CURVATURE;  
11. THENCE 89.64 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°33'11", A RADIUS OF 680.00 FEET AND A CHORD BEARING NORTH 64°39'22" EAST A DISTANCE OF 89.58 FEET TO A POINT OF TANGENCY;

WATER NOTES:

The proposed development includes two alternative water system improvement plans. The primary plan features a new 1–million–gallon reinforced concrete water storage tank and 12–inch diameter transmission waterlines extending from the Gooseberry Lodges area. An alternative plan under evaluation includes the same 1–million–gallon tank, 8–inch diameter waterlines, and an additional 200,000–gallon tank located along Gould Wash Road. Both alternatives will be designed in compliance with the Utah Division of Drinking Water (DDW) system design criteria, as outlined in Utah Administrative Code R309–500 through R309–550, and must meet the Big Plains Water Special Service District's operational and performance standards, including alignment with its Culinary Water Master Plan and Water Conservation Plan. All engineering plans will be prepared and certified by a Utah–licensed professional engineer and submitted for DDW review and approval prior to construction.

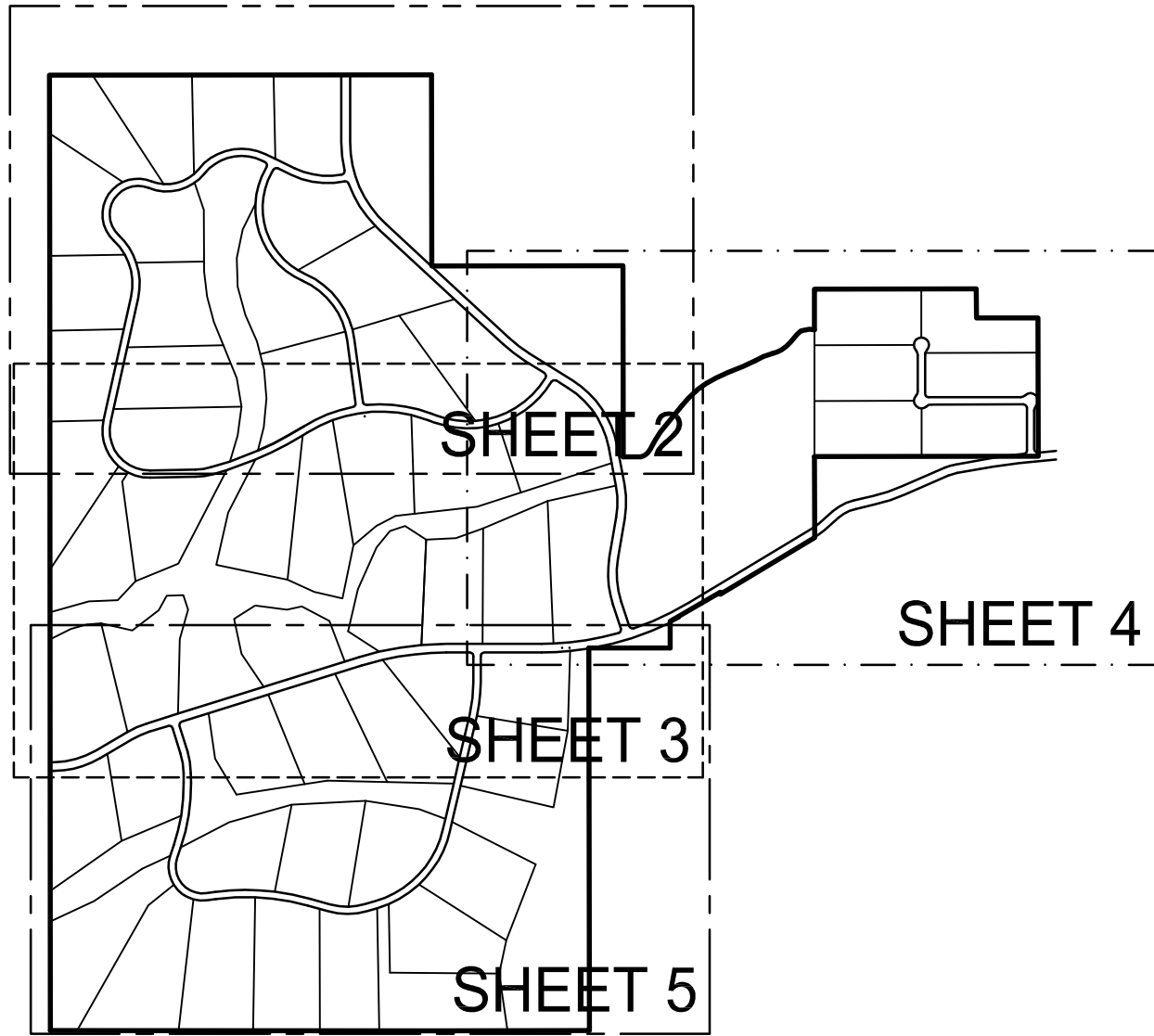
LEGAL DESCRIPTION:

12. THENCE NORTH 68°25'57" EAST A DISTANCE OF 109.15 FEET TO A POINT OF CURVATURE;  
13. THENCE 96.79 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°33'57", A RADIUS OF 733.00 FEET AND A CHORD BEARING NORTH 64°38'59" EAST A DISTANCE OF 96.72 FEET TO A POINT OF A REVERSE CURVE;  
14. THENCE 126.88 FEET ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°06'58", A RADIUS OF 600.00 FEET AND A CHORD BEARING NORTH 66°55'29" EAST A DISTANCE OF 126.64 FEET TO A POINT OF TANGENCY;  
15. THENCE NORTH 72°58'58" EAST A DISTANCE OF 34.20 FEET TO A POINT OF CURVATURE;  
16. THENCE 38.43 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°18'34", A RADIUS OF 135.00 FEET AND A CHORD BEARING NORTH 64°49'41" EAST A DISTANCE OF 38.30 FEET TO A POINT OF COMPOUND CURVATURE;  
17. THENCE 78.24 FEET ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°33'53", A RADIUS OF 288.00 FEET AND A CHORD BEARING NORTH 48°53'28" EAST A DISTANCE OF 78.00 FEET TO A POINT OF TANGENCY;  
18. THENCE NORTH 41°06'31" EAST A DISTANCE OF 72.34 FEET;  
19. THENCE NORTH 46°31'41" EAST A DISTANCE OF 31.66 FEET;  
20. THENCE NORTH 74°13'16" EAST A DISTANCE OF 28.74 FEET;  
21. THENCE NORTH 80°18'51" EAST A DISTANCE OF 33.64 FEET;  
22. THENCE SOUTH 81°36'12" EAST A DISTANCE OF 34.57 FEET TO THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 27;  
THENCE NORTH 00°03'39" WEST A DISTANCE OF 280.42 FEET ALONG THE BOUNDARY OF THE PARCEL FOUND IN SAID DOC ID 20230015917 AND ALONG SAID QUARTER SECTION;  
THENCE ALONG SAID PARCEL BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:  
1. NORTH 89°53'46" EAST A DISTANCE OF 1117.61 FEET;  
2. THENCE SOUTH 00°05'07" EAST A DISTANCE OF 199.84 FEET;  
3. THENCE NORTH 89°53'46" EAST A DISTANCE OF 425.00 FEET;  
4. THENCE SOUTH 00°05'07" EAST A DISTANCE OF 954.76 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27;  
THENCE SOUTH 89°54'14" WEST A DISTANCE OF 1543.11 FEET TO THE NORTH–SOUTH CENTERLINE OF SAID SECTION 27 AND A ROSENBERG REBAR AND CAP MARKING THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 27;  
THENCE SOUTH 00°03'39" EAST A DISTANCE OF 559.30 FEET ALONG SAID NORTH–SOUTH CENTERLINE TO A FOUND 1/2 INCH REBAR AND THE BOUNDARY OF THE PARCEL FOUND IN SAID DOC ID 20230015917;  
THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:  
1. SOUTH 58°57'16" WEST A DISTANCE OF 760.45 FEET TO A ROSENBERG REBAR AND CAP;  
2. THENCE NORTH 00°12'38" WEST A DISTANCE OF 15.25 FEET TO A ROSENBERG REBAR AND CAP;  
3. THENCE SOUTH 59°58'36" WEST A DISTANCE OF 400.04 FEET TO A ROSENBERG REBAR AND CAP;  
4. THENCE SOUTH 00°05'35" EAST A DISTANCE OF 184.53 FEET TO A ROSENBERG REBAR AND CAP;  
THENCE SOUTH 89°54'46" WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 A DISTANCE OF 560.03 FEET TO A MAG NAIL SET IN THE CONCRETE PATH;  
THENCE SOUTH 00°04'14" EAST A DISTANCE OF 2639.07 FEET TO THE SOUTHERLY LINE OF SAID SECTION 27 AND A CENTERPOINT REBAR AND CAP;  
THENCE SOUTH 89°53'26" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 1080.43 FEET TO THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34, MARKED BY A 1909 GLO BRASS CAP;  
THENCE NORTH 89°59'32" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 2640.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28 MARKED BY A 1909 GLO BRASS CAP;  
THENCE NORTH 00°02'37" WEST ALONG THE WESTERLY LINE OF SAID EAST HALF OF SECTION 28 A DISTANCE OF 5277.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27,344,702 SQUARE FEET OR 627.748 ACRES.

OCULTA ROCA PRELIMINARY PLAT

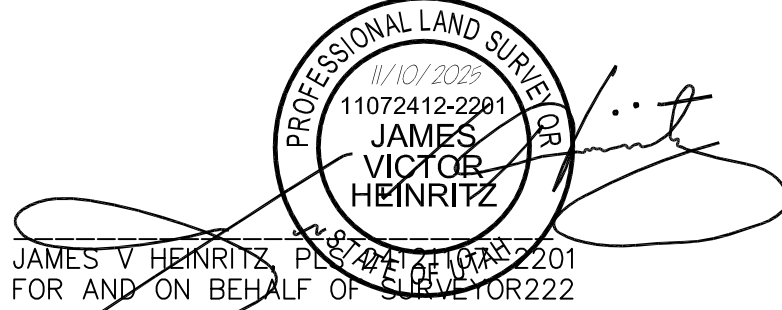
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, SECTION 27 AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN WASHINGTON COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE NO. 24121107–2201, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE

OCULTA ROCA PRELIMINARY PLAT



NOTES

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR 222. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WERE OBTAINED FROM COUNTY RECORDS AND THE CLINT.
- ALL FRONT, SIDE AND REAR EASEMENTS ARE HEREBY DEDICATED FOR DRAINAGE AND UTILITY PURPOSES. ALL FRONT EASEMENTS ARE 25 FEET. ALL SIDE AND REAR EASEMENTS ARE 25 FEET ON EITHER SIDE OF THE SIDE AND REAR LOT LINES. REAR EASEMENTS ALONG THE OUTER BOUNDARY OF THE SUBDIVISION ARE 25 FEET ON THE INSIDE OF THE BOUNDARY.
- ALL OPEN SPACE TRACTS ARE HEREBY DEDICATED FOR DRAINAGE PURPOSES.

DRAWN BY: JVH CHECKED BY: IMH DATE: 11/10/2025 PROJECT NO.: SCALE: 1"=150' PAGE 1 OF 5	 SPOT-ON SURVEYING	<b>SURVEYOR222</b> PROFESSIONAL LAND SURVEYORS St. George UTAH 84790 801-230-8081 WWW.SURVEYOR222.COM
<b>OCULTA ROCA PRELIMINARY PLAT</b>  WASHINGTON COUNTY, UTAH SCALE 1" = 150'		
COUNTY SURVEYOR'S APPROVAL	RECORDED NUMBER	
THE HEREON ANNEXATION PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS  ____ DAY OF _____, A.D. 20____  _____ COUNTY SURVEYOR WASHINGTON COUNTY, UTAH	WASHINGTON COUNTY RECORDER	



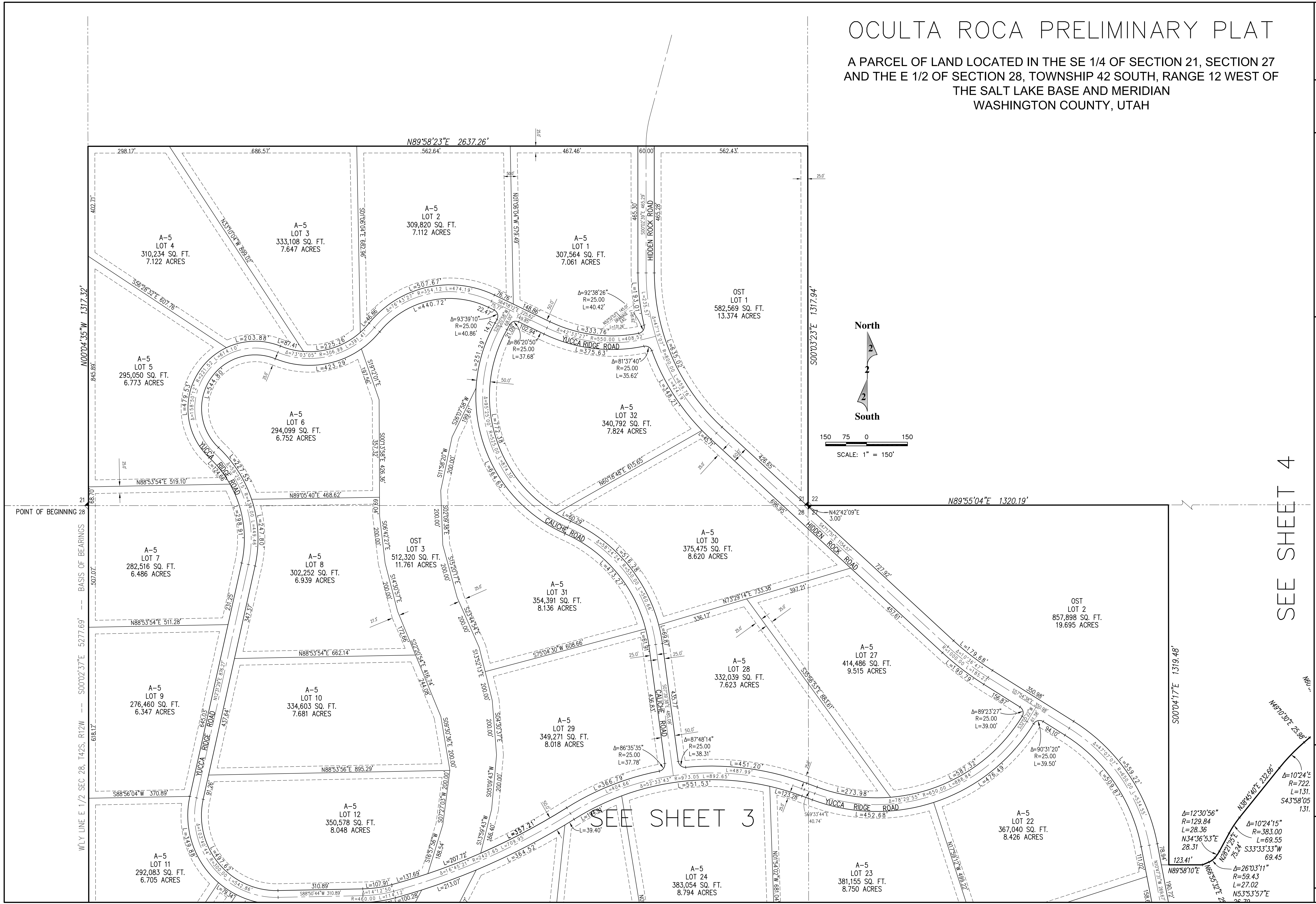

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, SECTION 27  
AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF  
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WASHINGTON COUNTY, UTAH

**PROFESSIONAL  
LAND SURVEYORS**  
St. George  
UTAH 84790  
801-230-8081  
[WWW.SURVEYOR222.COM](http://WWW.SURVEYOR222.COM)



\_\_\_\_\_

DRAWN BY: JVH  
CHECKED BY: IMH  
DATE: 11/10/2025  
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SCALE: 1"=150'



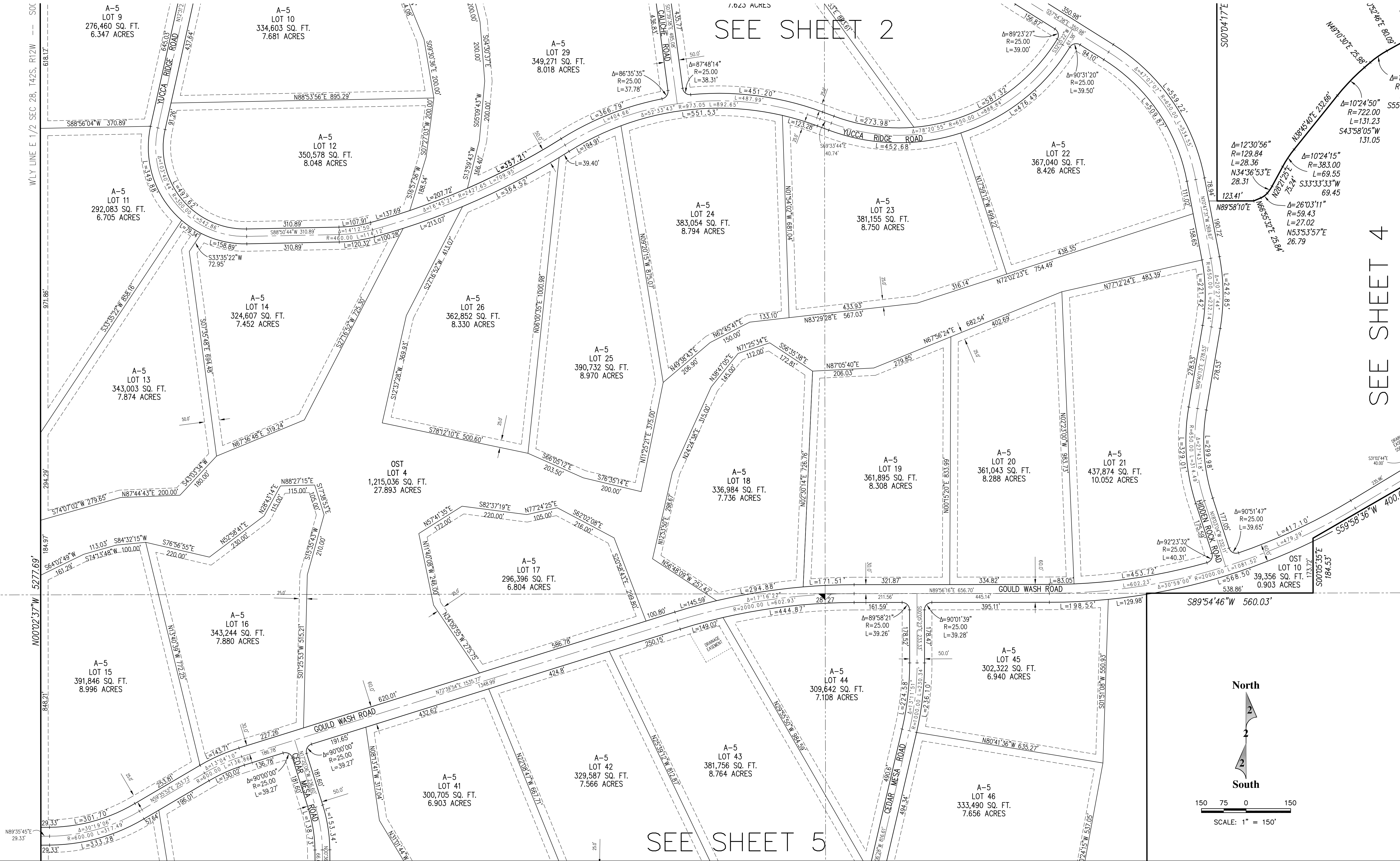
# OCULTA ROCA PRELIMINARY PLAT

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WASHINGTON COUNTY, UTAH

SEE SHEET 2

WASHINGTON COUNTY, UTAH

7.023 ACRES



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REVISION	DATE	DESCRIPTION

OCULTA ROCA PRELIMINARY PLAT  
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PAGE 3 OF 5



OCULTA ROCA PRELIMINARY PLAT

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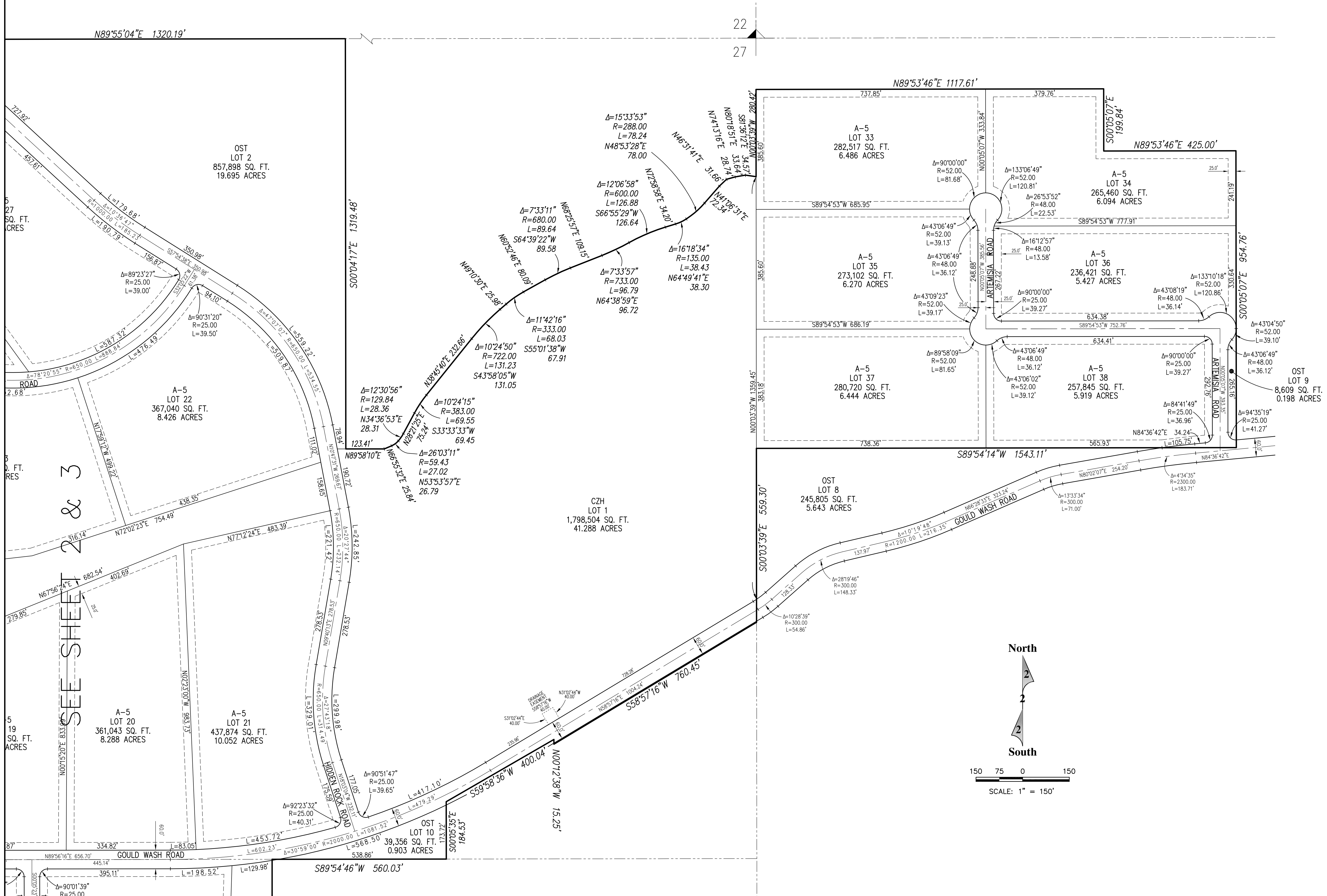


SPOT-ON SURVEYING

REVISION	DESCRIPTION			
	DATE	DATE	DATE	DATE

OCULTA ROCA PRELIMINARY PLAT  
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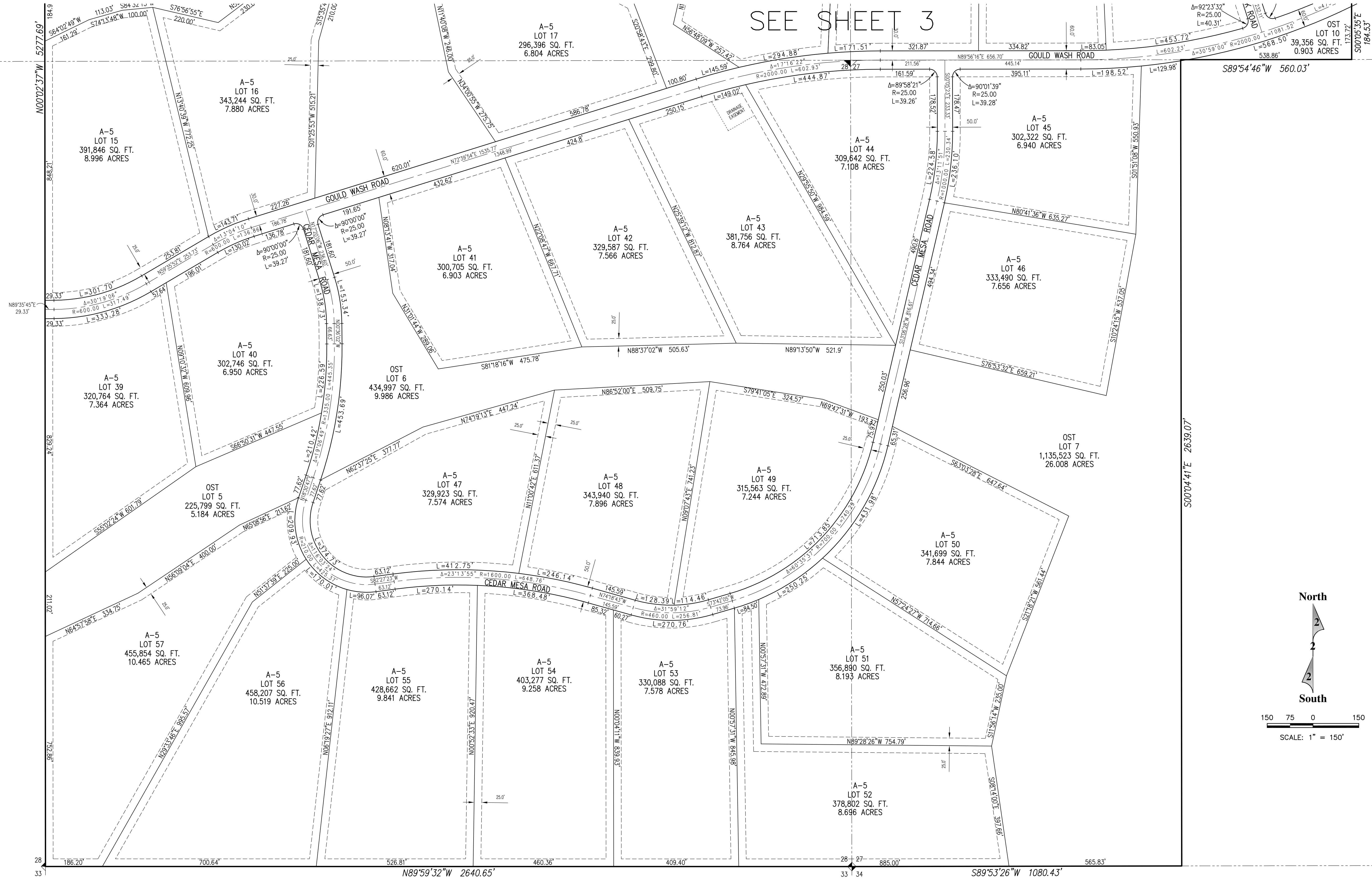
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PROJECT NO.:  
SCALE: 1"=150'  
PAGE 4 OF 5



# OCULTA ROCA PRELIMINARY PLAT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 21, SECTION 27 AND THE E 1/2 OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN  
WASHINGTON COUNTY, UTAH

SEE SHEET 3



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REVISION		DATE	DESCRIPTION

OCULTA ROCA PRELIMINARY PLAT  
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WASHINGTON COUNTY, UTAH

DRAWN BY: JVH  
CHECKED BY: IMH  
DATE: 11/10/2025  
PROJECT NO.:  
SCALE: 1"=150'  
PAGE 5 OF 5

# Apple Valley Preliminary Plat Application

Fee: \_\_\_\_\_

Applicant Full Name: De La Tierra Holdings LLC  
 Mailing Address: 339 W 2080 S City: Hurricane State: UT Zip: 84737  
 Phone Number: 801-674-6182 Email Address: dallin@hidden-rock.com  
 Authorized Agent (if applicable): Dallin Jolley

Property Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Tax ID Number: Ref. attached sheets

Current Zoning Designation: <sup>PDO</sup> \_\_\_\_\_

## Submittal Requirements

The Preliminary Plat shall include or be accompanied by the following (*Apple Valley Subdivisions § 11.02.090*):

- ☐ **Description:** In a title block located in the lower right-hand corner of the sheet the following is required:
  - ☐ The proposed name of the subdivision.
  - ☐ The location of the subdivision, including the address and the section, township, and range.
  - ☐ The names and addresses of the owner or subdivider if other than the owner.
  - ☐ Date of preparation and North point.
  - ☐ Scale shall be of sufficient size to adequately describe in legible form all required elements.
- ☐ **Existing Conditions:** The Preliminary Plat shall show:
  - ☐ The location of the nearest monument.
  - ☐ The boundary of the proposed subdivision and acreage included.
  - ☐ All property contiguous to the property to be subdivided and under the control of the subdivider, even though only a portion is being subdivided.
 (Where the plat submitted covers only a part of the subdivider's tract, a

## DE LA TIERRA HOLDINGS [DLTH]

## HIDDEN ROCK DEVELOPMENT GROUP

## Ownership Overview

De La Tierra Holdings [Phase 1 - Ownership]			
	Parcel ID	Acreage	Use
[16]	AV-2-2-27-432	102.79	Branded Resi
[04]	AV-2196-A-1	36.23	Branded Resi
[01]	AV-2169-B	15.10	Branded Resi
[02]	AV-2196-F	16.66	Branded Resi
[03]	AV-2196-B	5.05	Branded Resi
[07]	AV-2-2-28-110	19.97	Branded Resi
[17]	AV-2-2-28-120	10.64	Branded Resi
[09]	AV-2-2-28-220	34.42	Branded Resi
[18]	AV-2-2-28-221	0.2	Branded Resi
[08]	AV-2-2-28-240	0.97	Branded Resi
[10]	AV-2196-C	2.58	Branded Resi
[11]	AV-2196-D	21.481	Branded Resi
[12]	AV-2196-E	3.00	Branded Resi
[20]	AV-2196-G	2.26	Branded Resi
[13]	AV-2196-H	10.55	Branded Resi
[19]	AV-2196-I	0.05	Branded Resi
[14]	AV-2-2-27-430	17.10	Branded Resi
[15]	AV-2-2-27-431	10.10	Branded Resi
	AV-2169-A-1	86.67	Branded Resi
	AV-2195-B	26.06	Branded Resi
	AV-2194-A	4.77	Branded Resi
	AV-2194-C	159.67	Branded Resi
	AV-2-2-28-230	42.20	Branded Resi
<b>23 Total Parcels</b>		<b>628.52</b>	



sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing master street plan or other commission studies.) And all property contiguous to the proposed subdivision.

- ☐ The location, width, and names/numbers of all existing streets within two hundred feet (200') of the subdivision and of all prior streets or other public ways, easements, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ☐ The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ☐ Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.
- ☐ Contours at vertical intervals not greater than five feet (5').
- ☐ Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow ground water, and windblown sand) and recommendations for their mitigation.
- ☐ **Proposed Plan:** The subdivision plans shall show:
  - ☐ The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.
  - ☐ The layout, numbers and typical dimensions of lots. Designation of buildable area is required for each lot.
  - ☐ Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
  - ☐ Easements for water, sewers, drainage, utilities, lines and other purposes.
  - ☐ Typical street cross sections and street grades where required by the Planning Commission.
  - ☐ A tentative plan or method by which the subdivider proposes to handle the stormwater drainage for the subdivision.
  - ☐ Approximate radius of all centerline curves on highways or streets.
  - ☐ Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street, or on a prescriptive easement (double frontage or flag lots shall be prohibited except where conditions make other design undesirable).

- ☐ All remnants of lots below minimum size left over after subdividing of a larger tract shall be added to adjacent lots or common areas, rather than allowed to remain as unusable parcels.
- ☐ Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☐ A letter from Ash Creek Special Service District, and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.
- ☐ If the subdivision is to be built in phases, the plat shall show possible phasing lines.
- ☐ A tentative plan or method for providing nondiscriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.
- ☐ **Required Copies of Plans:**
  - ☐ An electronic copy of each drawing.
  - ☐ Two (2) copies of all full-scale drawings.
  - ☐ One copy of each drawing on eleven by seventeen inch (11" x 17") sheets or eight and one-half by eleven ( 8 ½ x 11) if the project is small and the plans are legible at that size.

## Subdivision Improvement Plans

With the Preliminary Plat application, the applicant shall submit Subdivisions Improvement Plans prepared by a licensed engineer for all on-site and required off-site improvements in accordance with the following (*Apple Valley Subdivisions § 11.02.100*):

- ☐ A final plan must be prepared in accordance with, but not limited to the following standards:
  - ☐ Current Apple Valley Town standards and specifications.
  - ☐ Apple Valley Town drainage manual.
  - ☐ Big Plains Water Special Service District construction standards.
  - ☐ Ash Creek Sewer Special Service District construction standards.
  - ☐ Apple Valley town power standards and specifications as required.
  - ☐ Applicable fire code.
  - ☐ Rocky Mountain power standards and specifications if applicable.
  - ☐ South Central Communications standards and specifications, if applicable.

- ☐ Specific geotechnical recommendations for the design and construction of the proposed subdivision shall include the following if applicable:
  - ☐ A general assessment of the requirements needed to develop the site.
  - ☐ Site preparation and grading and the suitability of onsite soils for use as structural fill.
  - ☐ Stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.
  - ☐ Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
  - ☐ Anticipated total and differential settlement.
  - ☐ Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
  - ☐ Design criteria for restrained and unrestrained retaining or rockery wall.
  - ☐ Moisture protection and surface drainage.
- ☐ Subdivision Improvement Plans must contain a signature block for all required utilities, including the Public Works Director or Consultant, Big Plains Water Special Service district representatives, Ash Creek Special Sewer District and Town Engineer. Drawings shall be a minimum of twenty-two inches by thirty four inches (22" x 34") (full size) and shall be provided in an electronic format and a paper format as requested by the Town.
- ☐ All street grades over five percent (5%) shall be noted on the preliminary plat.

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*(For Office Use Only)*

Date Received: 11/12/2025 Date Paid: 11/18/2025

## Complete Application Determination of Preliminary Plat Application

The Town checks the submittal for completeness. If the submittal includes all materials, the Town receives the submittal and starts the review cycle. If the submittal is found to be incomplete, the submittal is returned to the applicant. No review shall commence until the Town determines the application is complete (*Apple Valley Subdivisions § 11.02.070(E)*).

Date of Completion Determination: \_\_\_\_\_

## Water Conveyance Facility

If the location of the proposed subdivision is within one hundred feet (100') of a Water Conveyance Facility, within twenty (20) calendar days after receipt of the completed application, the Town shall notify in writing the Water Conveyance Facility Owner(s) of the application and request comments related to the following aspects of the Water Conveyance Facility: access, maintenance, protection, safety, and any other issues related (*Apple Valley Subdivisions § 11.02.070(F)*).

Mailing Date of Notice to Water Conveyance Facility: \_\_\_\_\_

## Preliminary Plat Review

The review of the Preliminary Plat shall comply with Apple Valley Subdivisions § 11.02.070.

Date Review Cycle #1 Index Provided to Applicant: \_\_\_\_\_

Date of Applicant's Resubmittal: \_\_\_\_\_

Date Review Cycle #2 Index Provided to Applicant: \_\_\_\_\_

Date of Applicant's Resubmittal: \_\_\_\_\_

Date Review Cycle #3 Index Provided to Applicant: \_\_\_\_\_

Date of Applicant's Resubmittal: \_\_\_\_\_

Date Review Cycle #4 Index Provided to Applicant: \_\_\_\_\_

Date of Applicant's Resubmittal: \_\_\_\_\_

Recommendation to Planning Commission:

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## Preliminary Plat Approval

Date of Public Hearing: 12/10/2025

Date of Planning Commission Decision: \_\_\_\_\_

- ☐ Approved
- ☐ Denied



## PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, November 12, 2025 at 6:00 PM

### MINUTES

**CALL TO ORDER** – Chairman Farrar called the meeting to order at 6PM

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chairman Bradley Farrar  
Commissioner Stewart Riding  
Alternate Commissioner Dan Harsh

**ABSENT**

Commissioner Lee Fralish  
Commissioner Garth Hood  
Commissioner Kael Hirschi

**CONFLICT OF INTEREST DISCLOSURES**

None declared.

**HEARING ON THE FOLLOWING**

1. Ordinance O-2025-37, Zone Change from Open Space Transition Zone (OST) to Rural Estates 1 Acre Zone (RE-1) for parcel AV-1334-V-A.

Chairman Farrar opened the public hearing. With no public comments offered, the hearing was closed.

2. Ordinance O-2025-38, Amend Title 10.02.050 Building Permit Required.

Chairman Farrar opened the public hearing. With no public comments offered, the hearing was closed.

**DISCUSSION AND POSSIBLE ACTION ITEMS**

3. Ordinance O-2025-37, Zone Change from Open Space Transition Zone (OST) to Rural Estates 1 Acre Zone (RE-1) for parcel AV-1334-V-A.

The Commission reviewed the requested zone change for parcel AV-1334-V-A. The Chairman noted that the property was surrounded by RE-1 zoning and stated that the proposed designation aligned with the surrounding area. Commissioners expressed no concerns.

**MOTION:** Chairman Farrar motioned that we recommend approval for Ordinance O-2025-37, Zone Change from (OST) to (RE-1) for parcel AV-1334-V-A.

**SECOND:** The motion was seconded by Commissioner Riding.

**VOTE:** Chairman Farrar called for a vote:

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



The vote was unanimous and the motion carried.

4. Updated simple lot subdivision map for the Holm 4-Lot Subdivision, adjusting all lots to five (5) acres and clarifying access to each parcel — applicant: Jordan Holm.

The applicant has submitted a revised subdivision map adjusting lot lines to ensure all lots are five acres in size and to provide verified access to each parcel. No new lots are created, and no ownership boundaries outside the approved subdivision are affected. Staff recommends Planning Commission review and acceptance of the updated plat as a technical correction. No additional public hearing is required under Utah Code § 10-9a-608.

The Commission reviewed the revised simple lot subdivision map, which had been updated to correct road access and confirm that each lot met the five-acre requirement. The Chairman explained that the only change involved the top-left lot and that the remainder of the plat remained unchanged.

**MOTION:** Commissioner Riding motioned to approve Lot Split Application AV-1311-V, “Victor”, lot split 3 new parcels, Jordan Holm.

**SECOND:** The motion was seconded by Commissioner Harsh.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

5. Ordinance O-2025-38, Amend Title 10.02.050 Building Permit Required.

The Chairman explained that this amendment served as a clarification: residential permitting would remain under Town standards, while commercial permitting would explicitly follow the International Building Code (IBC). This reflected existing practice and was categorized as a housekeeping update.

**MOTION:** Commissioner Riding, I recommend approval of Ordinance O-2025-38, Amend Title 10.02.050 Building code Permit Required.

**SECOND:** The motion was seconded by Chairman Farrar.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

#### APPROVAL OF MINUTES

6. Minutes: October 8, 2025 - Planning Commission Hearing and Meeting.

The Commission reviewed the October 8, 2025 Planning Commission minutes and identified no corrections.

**MOTION:** Chairman Farrar motioned we approve the minutes from October 8, 2025 - Planning Commission Hearing and Meeting.

**SECOND:** The motion was seconded by Commissioner Riding.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

#### ADJOURNMENT

**MOTION:** Chairman motioned to adjourn.

**SECOND:** The motion was seconded by Commissioner Riding.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Meeting adjourned at 6:05 PM

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_

Chairman | Bradley Farrar

Attest BY: \_\_\_\_\_

Recorder | Jenna Vizcardo

DRAFT



## SPECIAL PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Tuesday, November 18, 2025 at 6:00 PM

### MINUTES

**CALL TO ORDER** - Chairman Farrar called the meeting to order at 6:00 PM

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### PRESENT

Chairman Bradley Farrar  
Commissioner Lee Fralish  
Commissioner Stewart Riding  
Alternate Commissioner Dan Harsh

#### ABSENT

Commissioner Garth Hood  
Commissioner Kael Hirschi

#### CONFLICT OF INTEREST DISCLOSURES

None declared.

#### HEARING ON THE FOLLOWING

1. Ordinance O-2025-41, Approving the Amended and Restated Master Development Agreement for Jepson Canyon.

Presentation – Jepson Canyon Amended and Restated MDA (Ordinance O-2025-41)

Before opening the public hearing, the Chairman invited the Mayor to present the Jepson Canyon project and the proposed Amended and Restated Master Development Agreement (ARMDA) so both the Planning Commission and Town Council could hear the same information.

The Mayor explained that:

- The project area comprised approximately 312 acres located south of SR-59 across from the Chevron station.
- A zone change and original development agreement for Jepson Canyon had been approved years earlier by a prior administration, and those entitlements remained in place.
- The original agreement allowed an estimated ~550 residential units/RDUs, quarter-acre high-density lots, an 18-hole golf course, a helipad, a multi-story 180-room lodge hotel, and multiple tourist attractions such as a cultural/learning center, 250-seat planetarium, tram, and large bronze statue feature. The project would have relied on the town's existing aquifer, wells, and water infrastructure.
- Based on updated aquifer studies indicating the town's aquifer was fully utilized, the Mayor negotiated a revised ARMDA to replace the prior agreement and reduce project intensity.

The Mayor highlighted key terms of the new ARMDA:

- Total entitlements were reduced to approximately 226–227 residential lots, less than half of the original 550 units.
- 169 lots would be at least ½ acre, and the remaining 57 lots would be 1 acre minimum, with many of those closer to 2 acres; the average lot size was about 2 acres. Residential lots would be zoned RE-1 to maintain a rural character and allow customary animal uses.
- The plan included a 2.5-acre public park open to everyone and approximately 23 acres of commercial along the highway, envisioned for future neighborhood-scale uses such as a café, small market, or hardware store once enough homes existed to support them.
- Under a new water agreement, the project could not use the town's existing aquifer, wells, tanks, or water infrastructure. The developer would be required to:
  - Drill new wells in a different aquifer (east of Main Street or another mutually agreed location outside the town's aquifer),
  - Construct its own tank and distribution system at the developer's expense, and
  - Dedicate the completed system to the Town once built and approved, after which the Town would own, operate, and maintain it.

The Mayor stated that state Division of Drinking Water review and inspections, along with engineering standards, would apply before the Town accepted the new system. The Mayor anticipated the project would be developed in multiple phases over roughly 10 years or more, with water infrastructure installed in conjunction with Phase 1 and significant time before visible build-out. The Mayor noted that the current Jepson owners had a potential buyer who favored the new ARMDA, but any future developer would still need to obtain preliminary plat and other approvals through the Town's regular processes.

Commissioner Riding asked whether the commercial area could be developed before the residential. The Mayor replied there was nothing in the agreement that prohibited building commercial first, but from a business standpoint it would likely follow residential demand. Commissioner Fralish asked about the timing of the Town taking over the water system; the Mayor explained that transfer would occur once all inspections and state requirements were satisfied and the Town was comfortable with the system's performance.

The Chairman opened the public hearing on Ordinance O-2025-41, approving the Amended and Restated Master Development Agreement for Jepson Canyon.

A representative of the developer, Kent Olsen spoke to clarify for the record that the project included 227 lots total, with the park area counted as one lot on the plat, explaining the occasional reference to 226 versus 227 units. The Mayor confirmed this understanding matched the master plan. No other members of the public in the room or online chose to comment. The Chairman then closed the public hearing.

## DISCUSSION AND POSSIBLE ACTION ITEMS

2. Ordinance O-2025-41, Approving the Amended and Restated Master Development Agreement for Jepson Canyon.

The Commission moved into discussion and possible action on Ordinance O-2025-41. The Chairman noted that the Mayor's presentation had already covered the substance of the ARMDA and invited further questions from commissioners; no additional questions or concerns were raised.

**MOTION:** Chairman Farrar motioned that we recommend approval on Ordinance O-2025-41, Approving the Amended and Restated Master Development Agreement for Jepson Canyon.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

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

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  
Chairman Farrar - Aye  
Commissioner Hood - Absent  
Commissioner Riding - Aye  
Commissioner Hirschi - Absent  
Alternate Commissioner Harsh - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:11 PM

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_

Chairman | Bradley Farrar

Attest BY: \_\_\_\_\_

Recorder | Jenna Vizcardo