



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, February 11, 2026 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, February 11, 2026**, 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 | Dan Harsh

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-2026-01, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.
2. Ordinance O-2026-02, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1354-C, 474 S Coyote Rd, Acres: 20. Applicant: Jeremiah Allred.
3. Simple Lot Subdivision Application for 1650 S 2200 E. Applicant: Anthus Barlow.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance O-2026-01, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements.
5. Ordinance O-2026-02, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1354-C, 474 S Coyote Rd, Acres: 20. Applicant: Jeremiah Allred.
6. Simple Lot Subdivision Application for 1650 S 2200 E. Applicant: Anthus Barlow.

APPROVAL OF MINUTES

7. Minutes: January 14, 2026 - 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.

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-2026-01**

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 ~~three one~~ percent (~~31~~%) 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 February 18, 2026.

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

Fee: \$500.00 + Acreage Fee
1 – 100 Acres: \$50.00/Acre
101 – 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Item 5.

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting

Name: Jeremiah Allred		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 474 S. Coyote Rd		Parcel ID: AV-1354-C	
Existing Zone: OST - Open Space Transition		Proposed Zone: A-5 Agricultural > 5 Acres	
Reason for the request: I would like to build a new primary residence on the west half of my 20 arce property. splitting the property approximatly into 8 acres for the new primary residence and leaving aproximately 10-11 acres for the existing house.			

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
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. Stamped envelopes with the names and address's 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 or 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 second and fourth 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.**

Official Use Only	
Date Received: 1/7/26	By: JW Paid: \$1800.00 Receipt 59890
Date Application Deemed Complete:	By:

AFFIDAVIT
PROPERTY OWNER

Item 5.

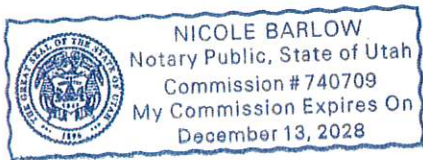
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 1 day of Jun, 2026.



Nicole Barlow
Notary Public

Residing in: Utah

My Commission Expires: 12/13/2028

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: _____

Information:
 Zoning District: 5
 Item 5.

The following zones are created to be applied as necessary to regulate the development of the land in the county as set forth below.

1. Agricultural Zone:

The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are disallowed.

2. Residential Zones:

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

Residential Estate Zone: The purpose of this zone is to provide permanent areas for small farms, hobby farms and limited agricultural development for personal use.

3. Planned Development Zone:

The overall purpose of the planned development (PD) zone is to allow and encourage applicant flexibility and creativity in design and development of comprehensively planned projects. The specific purposes and intent of the planned development zone regulations are:

- To provide greater compatibility with surrounding land uses consistent with the Washington County General Plan.
- To allow for a more efficient and creative design for a specific property.
- To encourage property owners to develop master plans of their total land while still preserving the individual development.



474 S. Coyote Rd.

From: OST - Open Space Transition

To: A-5 Agricultural 7.5 Acres

Washington County Parcels

Zoning Viewer

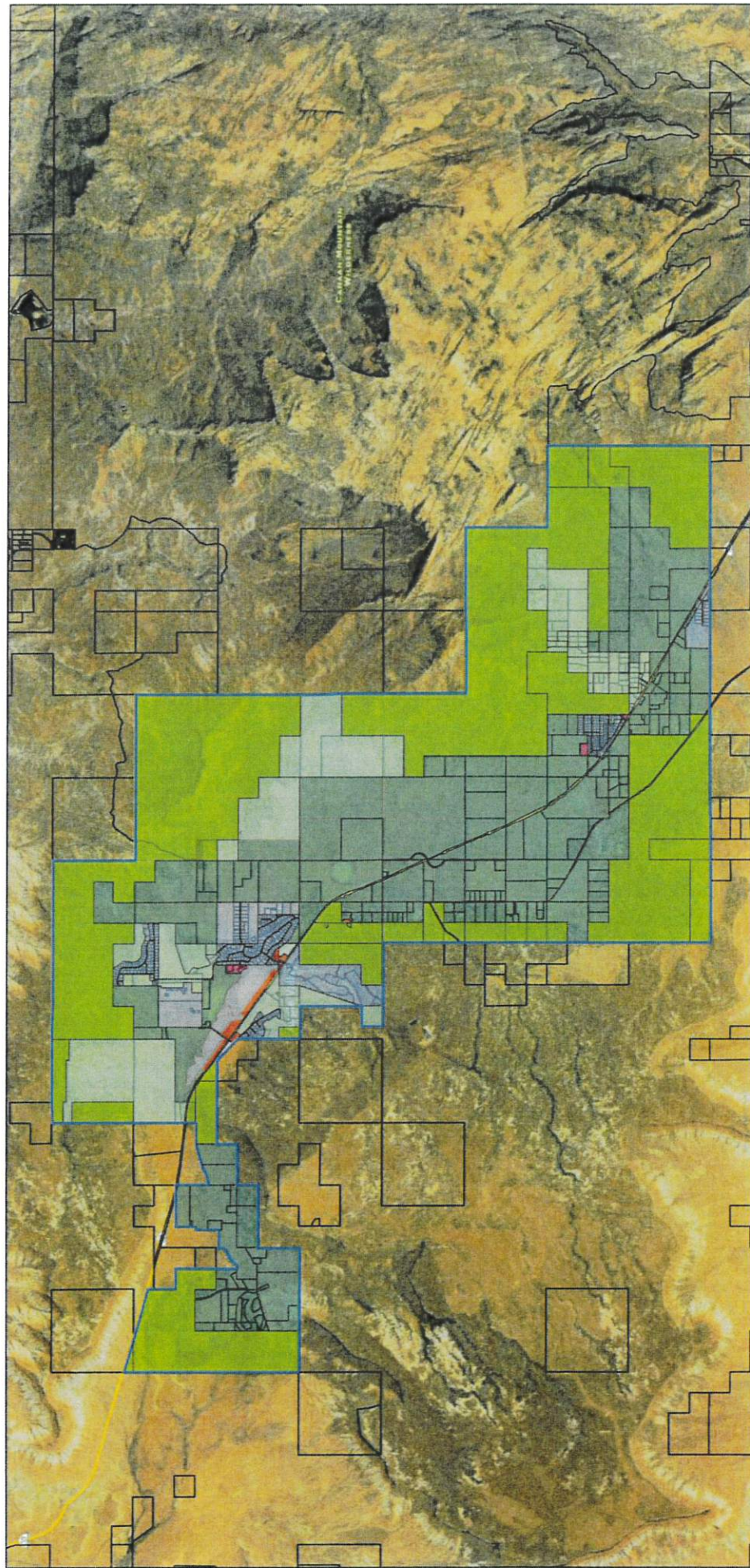
Town Boundary

Zoning Districts

- A-5 Agricultural - 7.5 Acres
- A-10 Agricultural - 10 Acres
- A-20 Agricultural - 20 Acres
- A-40 Agricultural - 40 Acres
- A-60 Agricultural
- SP-3 Single Family Residential - 5 Acres
- C-1 Comprehensive Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CEP-1 Eastern of Town Main Road Zone
- NEST Industrial
- MH Medium-Density Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD Planned Development
- PCO Planned Development Overlay
- NE-1 Rural Estate 1
- NE-2 Rural Estate 2.5
- NE-3 Rural Estate 5
- NE-10 Rural Estate 10
- NE-20 Rural Estate 20
- RE-1 Rural Estate Zone any Size
- RE-2 Rural Estate Zone any Size

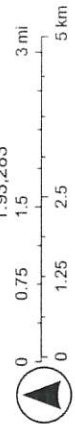
Future Annexation Boundary

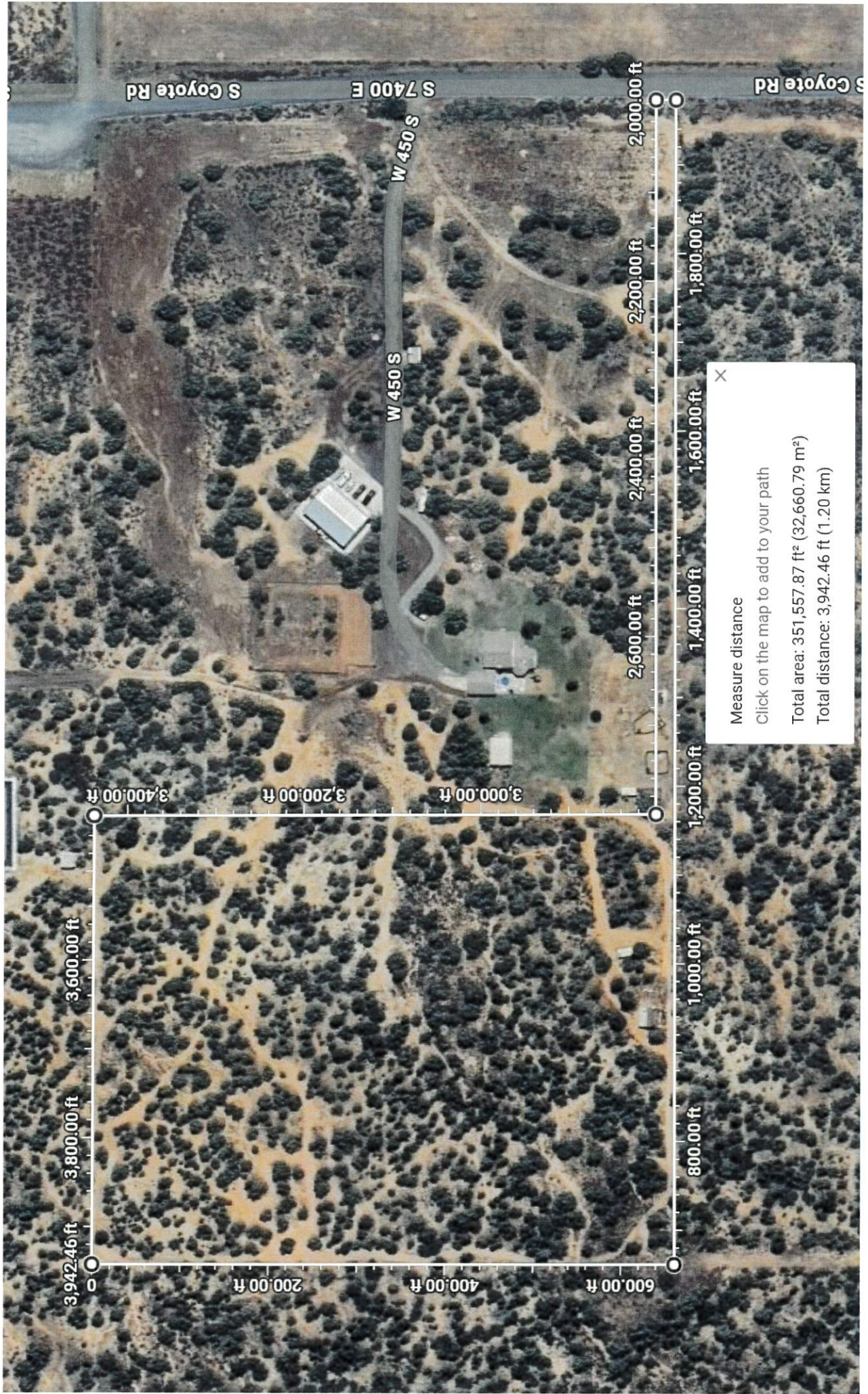
Apple Valley Proposed General Plan 4/28/25



4/28/2025, 1:59:42 PM

- Town Boundary
- General Plan
- A - Agricultural
- C - Commercial
- CTP - Cabin/Tiny Home
- INST - Institutional
- OS - Open Space
- R2 - Residential Medium: 1 - 5 Acres
- R3 - Residential Low: 5 + Acres
- Washington County Parcels





Zoning Districts Viewer

Legend

Washington County Parcels

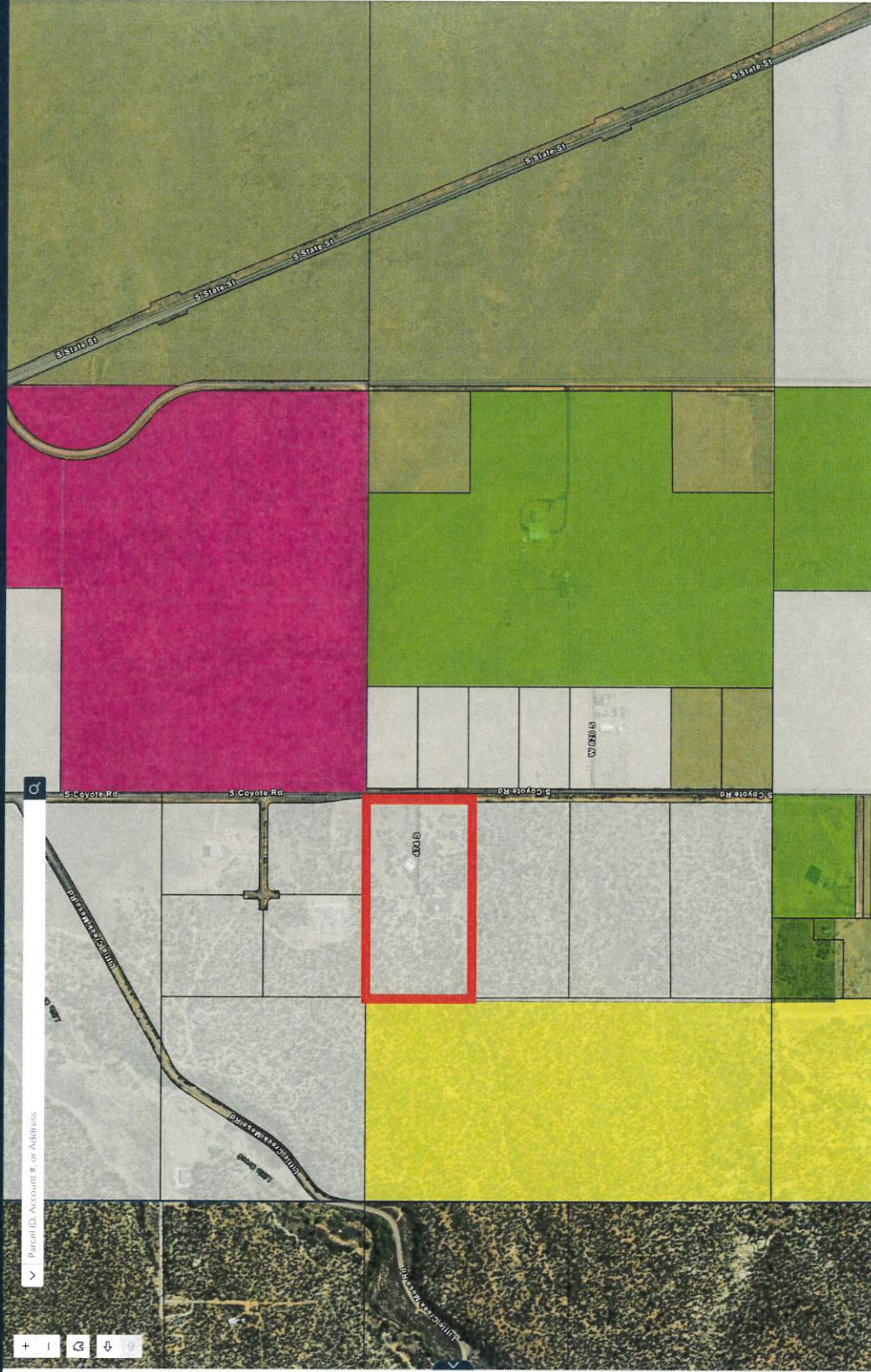
Zoning Viewer

Town Boundary

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- A-X - Agriculture
- SF-5 - Single-Family Residential > 5 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Clubs or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- PDC - Planned Development Overlay
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RV Park - Recreational Vehicle Park

Future Annexation Boundary



Map Information:

Map Purposes:

Following zones are created to be used as necessary to regulate the use of the land in the county as set forth below:

Agricultural Zone:

The purpose of this zone is to preserve private areas for permanent agricultural uses normally and necessarily related to agriculture and uses inimical to the continuance of agricultural activity are allowed.

Residential Zones:

Single Family Residential Zone: The purpose of this zone is to provide private locations where low density residential neighborhoods may be established, maintained and protected. The zone also permits the establishment, operation, control, of public and public uses such as churches, schools, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be detrimental to a single-family residential neighborhood.

Industrial Estate Zone: The purpose of this zone is to provide permanent area for farms, hobby farms and limited rural development for personal use.

Planned Development Zone:

The purpose of the planned development (PD) zone is to allow and encourage applicant flexibility and creativity in the design and development of innovative planned projects. The purpose and intent of the planned development zone regulations are:

- provide greater compatibility with existing land uses consistent with the Washington County General Plan.
- allow for a more efficient and creative design for a specific property.

encourage property owner to develop their plans of their total land while still allowing for phased development

Warranty Deed Page 1 of 1

Gary Christensen Washington County Recorder
 01/08/2021 02:38:48 PM Fee \$40.00 By AMERICAN
 SECURE TITLE ST. GEORGE

ORDER NO. 168288/STG

WHEN RECORDED MAIL DOCUMENT
 AND TAX NOTICE TO:
 JEREMIAH S. ALLRED

WARRANTY DEED**HEBER R. ALLRED**

of APPLE VALLEY, County of WASHINGTON, State of UT
 hereby CONVEY and WARRANT to

Grantor,

JEREMIAH S. ALLRED, MARRIED MAN

Grantee,

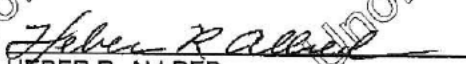
of APPLE VALLEY, County of WASHINGTON, State of UT, for the sum of TEN DOLLARS and other good
 and valuable consideration, the following tract of land in WASHINGTON county, State of UT, to-wit

The North one-half of the Northeast Quarter of the Northwest Quarter (N1/2 NE1/4 NW1/4) of Section 8,
 Township 43 South, Range 11 West, Salt Lake Base and Meridian.

AV-1354-C

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject
 to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 8th day of January, 2021.


 HEBER R. ALLRED

STATE OF UTAH)

COUNTY OF WASHINGTON)

On the 8th day of January, 2021, personally appeared before me HEBER R. ALLRED, the signer(s) of the
 within instrument, who duly acknowledged to me that they executed the same.



M. TODD SPRIGGS
 NOTARY PUBLIC • STATE OF UTAH
 My Commission Expires October 21, 2022
 COMMISSION NUMBER 702577

Notary Public

Residing at:

My commission expires:

10/21/22

ALLRED
ALLREDWAH-2020-168288
Escrow Officer: TODD SPRIGGS

COMMITMENT FOR TITLE INSURANCE

ISSUED FOR

KELLER WILLIAMS REALTY
1624 SOUTH CONVENTION
CENTER DRIVE
SAINT GEORGE UT 84790
RAND LEMMON

KELLER WILLIAMS REALTY
1624 SOUTH CONVENTION
CENTER DRIVE
SAINT GEORGE UT 84790
RAND LEMMON

**FIRST COLONY MORTGAGE
CORPORATION, ISAOA**
508 WEST 800 NORTH
OREM UT 84057

**FIRST COLONY MORTGAGE
CORPORATION**
1224 SOUTH RIVER ROAD
SUITE B206
ST. GEORGE UT 84790
JEREMY HOLLINGSHEAD

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice, Schedule B, Part I-Requirements, Schedule B, Part II-Exceptions and the Commitment Conditions, **FIDELITY NATIONAL TITLE INSURANCE COMPANY** (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

IF all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

COUNTERSIGNED

AUTHORIZED SIGNATURE

BY

PRESIDENT

ATTEST

SECRETARY

Logan Office
399 North Main Ste 210
Logan, UT 84321
(435) 753-3500
FAX (435) 753-9726

Brigham Office
960 South Main #2B
Brigham City, Utah 84302
(435) 723-6400
FAX (435) 723-6433

Tremonton Office
781 East Main Ste B
Tremonton, UT 84337
(435) 257-4965
FAX (435) 257-8746

St. George Office
1224 S. River Road Ste. B106
St. George, UT 84790
(435) 674-4000
FAX (435) 674-4004

Morgan Office
175 North State St.
Morgan, UT 84050
(801) 829-3344
FAX (801) 829-4175

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by the underwriter shown above. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B Part II-Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements
- (f) Schedule B, Part II-Exceptions; and
- (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

- (i) comply with the Schedule B, Part I-Requirements;
- (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
- (iii) acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by the underwriter shown above. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B Part II-Exceptions.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment, unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all other prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>.

AMERICAN SECURE TITLE INSURANCE AGENCY

Item 5.

Issued for Fidelity National Title Insurance Company

ALTA Commitment for Title Insurance (8/1/2016)

SCHEDULE A**1. Commitment Date:** November 23, 2020 at 8:00 AM **Commitment No.** WAH-2020-168288

2. Policy (or Policies) to be issued:	AMOUNT	PREMIUM
(a) ALTA OWNER'S POLICY (Standard) Proposed Insured: JEREMIAH S. ALLRED	\$ 630,000.00	\$ 2,892.00
(b) ALTA LOAN POLICY (ALTA 2006) Proposed Insured: FIRST COLONY MORTGAGE CORPORATION, ISAOA	\$	\$
(c) OTHER Endorsements	\$	

3. The estate or interest in the Land described or referred to in this Commitment is:

FEE SIMPLE

4. The title is, at the Commitment dated, vested in:HEBER R. ALLRED, a married man
([view](#))**5. The Land is described as follows: Situated in WASHINGTON County, State of UTAH, to-wit:**

The North one-half of the Northeast Quarter of the Northwest Quarter (N1/2 NE1/4 NW1/4) of Section 8, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

REFERENCE ONLY: SERIAL NO: AV-1354-C

Referenced Property Address: 474 SOUTH COYOTE ROAD, APPLE VALLEY, UT 84737

AM

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by the underwriter shown above. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B Part II-Exceptions.

AMERICAN SECURE TITLE INSURANCE AGENCY**Issued for Fidelity National Title Insurance Company****CASE NO. 168288****COMMITMENT NO. WAH-2020-168288****SCHEDULE B, PART I****Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Provide releases, reconveyances, or other instruments, acceptable to the Company, including payment of any amounts due, removing the encumbrances shown in Schedule B, Part II that are objectionable to the Proposed Insured.
6. Provide us with copies of appropriate agreements, resolutions, certificates, or other evidence needed to identify the parties authorized to execute the documents creating the interest to be insured.
7. Provide us with any information regarding personal property taxes which may have been assessed or are due and payable which could become a lien on the real property.

ITEM (8a) Warranty Deed executed by HEBER R. ALLRED, vesting fee simple title to JEREMIAH S. ALLRED.

ITEM (8b) Trust Deed or Mortgage executed by JEREMIAH S. ALLRED, to secure your loan.

ITEM (9) Payment of Current Taxes Due to clear Schedule B-Section II, Exception No. 9, attached hereto.

ITEM (10) Withdrawal of Farmland Assessment to clear Schedule B, Exception No. 10, attached hereto.

ANY FUNDS SUBMITTED TO THE COMPANY FOR PAYMENT OF ANY OF THE ABOVE ITEMS MUST BE SENT VIA WIRE, NOT ACH OR DIRECT DEPOSIT.

WIRING INSTRUCTIONS FOR THIS OFFICE ARE:

AMERICAN SECURE TITLE INSURANCE AGENCY ESCROW ACCOUNT

BANK OF UTAH (Please reference Borrower's Name and our File No.)

ABA Routing No. 124300107

Account No.: 11097993

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by the underwriter shown above. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B Part II-Exceptions.

AMERICAN SECURE TITLE INSURANCE AGENCY**Issued for Fidelity National Title Insurance Company****CASE NO. 168288****COMMITMENT NO. WAH-2020-168288****SCHEDULE B, PART II****Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. (a) Taxes or assessments that 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) proceedings by a public agency that 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.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown in the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land and not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Record.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
8. Any water rights or claims or title to water in or under the land.

NOTE: ITEMS 1 THRU 8 WILL BE ELIMINATED FROM THE LENDERS POLICY AND ITEMS 1 THRU 7 WILL BE ELIMINATED FROM THE "EAGLE OWNERS" POLICY.

9. All assessments and taxes for the year 2020 and thereafter. Taxes for the year 2019 have been paid. Taxes for the year 2020, are now due in the amount of \$2,868.52, but will not become delinquent until November 30th. (Serial No. AV-1354-C)
10. Subject to the Farmland Assessment roll-back taxes as shown on that certain Application For Assessment And Taxation of Agricultural Land, dated January 12, 2012, by ALLRED HEBER R, as recorded owners, recorded February 22, 2012, as Entry No. 20120005536, WASHINGTON County Recorder's Office.
11. Resolution No. 2011-25, recorded October 10, 2011, as Entry No. 20110031703, WASHINGTON County Recorder's Office.

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by the underwriter shown above. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B Part II-Exceptions.

AMERICAN SECURE TITLE INSURANCE AGENCY**Issued for Fidelity National Title Insurance Company****CASE NO. 168288****COMMITMENT NO. WAH-2020-168288**

PAGE: B-2

**SCHEDULE B, PART II
EXCEPTIONS
(Continued)**

12. Resolution No. 2019-01, a resolution modifying, limiting, and revoking the delegation of authority to the Big Plans Water and Sewer Special Services District, recorded January 9, 2019, as Entry No. 20190000956, WASHINGTON County Recorder's Office.
13. Matters as shown on Survey provided by BALLARD & CAMPBELL.
14. The effects of easements, restrictions, reservations, covenants, conditions, notes, building set-back lines, and rights of way for roads, ditches, canals, streams, rivers, telephone and transmission lines, drainage, utilities or other incidental purposes, over, under or across said property, which are of record or which may be ascertained by an inspection or accurate survey, including, without limitation, any easements, notes, restrictions, building site requirements, setback lines, or rights of way provided for in the official plat map or of record, if any.
15. Excepting all water, water rights, claims or title to water.
16. Excepting any reference or reservation to or coverage for all minerals and mineral rights, including but not limited to oil, gas, sand, gravel, earth or rocks, together with appurtenant leases, easements, options or other instruments appertaining to mineral or mineral rights.
17. Property is located within Tax District 45 APPLE VALLEY, WASHINGTON County and is subject to the charges and assessments levied thereunder.

SEE ATTACHED PLAT ADDED AS A REFERENCE ONLY.[\(view\)](#)

NOTE: Judgments have been searched in the name(s) of:

1. JEREMIAH S. ALLRED
2. HEBER R. ALLRED

No unsatisfied judgments which, in the opinion of the Company would constitute liens against the subject property, were found of record.

For inquiries concerning exceptions found in the Commitment, please contact ANABEL NESSLER (mto), at 435-257-5176.

Your order has been assigned to TODD SPRIGGS at the ST. GEORGE Escrow Office, located at 1224 South River Road Ste B106, St. George, UT 84790. For questions concerning your Escrow, contact TODD at (435) 674-4000 or by email at tspriggs@americansecure.com.

(Continued)

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by the underwriter shown above. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B Part II-Exceptions.

AMERICAN SECURE TITLE INSURANCE AGENCY**Issued for Fidelity National Title Insurance Company****CASE NO. 168288****COMMITMENT NO. WAH-2020-168288**

PAGE: B-2

**SCHEDULE B, PART II
EXCEPTIONS
(Continued)**

NOTE: ANY MATTER IN DISPUTE BETWEEN YOU AND THE COMPANY MAY BE SUBJECT TO ARBITRATION AS AN ALTERNATIVE TO COURT ACTION PURSUANT TO THE TITLE INSURANCE ARBITRATION RULES OF THE AMERICAN LAND TITLE ASSOCIATION (ALTA). A COPY OF SAID RULES ARE AVAILABLE ON REQUEST FROM THE COMPANY. ANY DECISION REACHED BY ARBITRATION SHALL BE BINDING UPON BOTH YOU AND THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY STATE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.

The Land described in this Commitment for Title Insurance may be serviced by services provided by cities, towns, public utility companies and other firms providing municipal type services which do not constitute liens upon the Land and for which no notice of the existence of such service charges is evidenced in the Public Records. The applicant and/or proposed insured should directly contact all entities providing such services and make the necessary arrangements to insure payment for such services and continuation of services to the Land.

AMERICAN SECURE TITLE INSURANCE AGENCY is furnishing the following limited chain of title which is not a component of the commitment and related reports. This chain is being furnished for informational purposes only and is neither guaranteed or warranted by **AMERICAN SECURE TITLE INSURANCE AGENCY**, nor is it binding upon **AMERICAN SECURE TITLE INSURANCE AGENCY**, its agents, or assigns.

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

NONE

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by the underwriter shown above. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B Part II-Exceptions.



Proposal: Zone Change
Current Zone: OST
Proposed Zone: A-5 (Agricultural)
Acres: 20
Project location: AV-1354-C
Number of Lots: 1
Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

The applicant is proposing to change the zoning from the current OST to a proposed A-5. The property is located at 474 South Coyote Rd (AV-1354-C) and is 20 acres in size. As stated in the application the purpose for the zone change is to prepare for a lot-split. If this application is approved and the applicant wishes to move forward with a lot split, each lot would need to meet the minimum lot size requirement.

The property is currently zoned OST. Surrounding zoning is OST to the north, east and south and OSC to the west. The General Plan for this property is Agricultural. The applicant is asking to change the zone from OST to A-5 which is in line with the General Plan map and consistent with the goals, objectives and policies of the town's general plan.

When looking at Section 2 of the General Plan, it is apparent that this zone change is in line with section 2.3 - Major Land Use Themes - as this proposal would require lots to be 5 acres in size or larger. Furthermore, in section 2.4 - Land Use Goals it is stated as a goal, "Maintain the small-town, rural feel of Apple Valley". It appears this zone change application is in line with the intent of the General as it would create larger lot sizes and help preserve the agricultural and historic heritage of Apple Valley.

**TOWN OF APPLE VALLEY
ORDINANCE O-2026-02**

Item 5.

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1354-C FROM OPEN SPACE TRANSITION ZONE (OST) TO AGRICULTURAL 5 ACRES ZONE (AG-5)

WHEREAS, the Town of Apple Valley ("Town") has petitioned to rezone parcel AV-1354-C from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5); and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 11, 2026, 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 serves a rational public interest, creating larger lot sizes, helping preserve the agricultural and historic heritage of Apple Valley; and

WHEREAS, on February 18, 2026 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-1354-C is hereby changed from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5).

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 February, 2026.

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	_____	_____	_____	_____

Apple Valley Simple Lot Subdivision Application

Fee: _____

Applicant Full Name: Anthony Barlow

Mailing Address: _____ City: _____ State: UT Zip: 84737

Phone Number: _____ Email Address: _____

Authorized Agent (if applicable): _____

Property Address: 11650 S 2200 E City: Apple Valley State: UT Zip: 84737

Tax ID Number: 1033118

Current Zoning Designation: A-5

Require Conditions

As per Apple Valley Subdivisions § 11.02.050(D), for a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:

- ☐ Be for a single-family dwelling or dwellings and any associated accessory dwelling.
- ☐ Be located on property zoned for such use.
- ☐ Contain no more than ten (10) lots.
- ☐ Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
- ☐ Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinances require.
- ☐ Conform to all applicable land use ordinances. A property that has previously obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.

Submittal Requirements

An applicant shall submit an application to the Town for a Simple Lot Subdivision that includes, at a minimum, each of the following (*Apple Valley Subdivisions § 11.02.050(E)*):

- ☐ A current title report showing ownership by the applicant.
- ☐ Name of the applicant or authorized agent and contact information.
- ☐ Property address, acreage, boundary, and tax identification number.
- ☐ Date, scale, and North arrow.
- ☐ Vicinity map showing the property's location relative to municipal boundaries and roads that serve the property.
- ☐ A statement containing the zone, lot size, and amount of frontage along a public street for each proposed lot.
- ☐ A metes and bound description of the property proposed to be subdivided.
- ☐ A subdivision name.
- ☐ A record of survey map, showing each new lot, which includes the following details:
 - ☐ The location of survey by quarter section and township range.
 - ☐ The date of survey.
 - ☐ The scale of the drawing and North point.
 - ☐ The distance course of all lines traced or established, giving the basis of bearing and the distance and course to two or more section corners or quarter corners, including township and range, or to identified monuments within a recorded subdivision.
 - ☐ All measured bearings, angles, and distances separately indicated from those of record.
 - ☐ A written boundary description of property surveyed.
 - ☐ All monuments set and their relation to older monuments found.
 - ☐ A detailed description of monuments found and monuments set, indicated separately.
 - ☐ The surveyor's seal or stamp.
 - ☐ The surveyor's business name and address.
 - ☐ A written narrative that explains and identifies:
 - ☐ The purpose of the survey.
 - ☐ The basis on which the lines were established.
 - ☐ The found monuments and deed elements that controlled the established or reestablished lines.
 - ☐ If the narrative is a separate document, it shall contain:

- ☐ The location of the survey by quarter section and by township and range.
- ☐ The date of the survey.
- ☐ The surveyor's stamp or seal.
- ☐ The surveyor's business name and address.
- ☐ The map and narrative shall be referenced to each other if they are separate documents.
- ☐ The map and narrative shall be created on material of a permanent nature on stable base reproducible material in the sizes required by the county surveyor.

Site Specific Contents

The following documents shall accompany the simple lot subdivision application when deemed necessary by the Town Engineer (*Apple Valley Subdivisions § 11.02.050 (F)*):

- ☐ Soils Report: The applicant shall provide a detailed soils report addressing the following issues for the subdivision: hill stabilization, road design, foundation design, groundwater impacts, and general soil stability. The report must be stamped and signed by a Civil Engineer licensed in the state of Utah.
- ☐ Storm Water Plan: The applicant shall provide a detailed storm water plan for the subdivision. This plan shall include all calculations showing that it meets all applicable codes, standards, and specifications. Plans and calculations shall be stamped and signed by a civil engineer licensed in the state of Utah.
- ☐ Other Hazard Information: This may include FEMA floodplain information or other information to mitigate natural hazards.

(For Office Use Only)

Date Received: 1/13/26 JW Date Paid: 1/13/26 JW

Preliminary Review

The applicant shall submit the application and all required contents. The Town will check for completeness. If not all materials have been submitted, the application should be returned to the applicant until all required contents are included (*Apple Valley Subdivisions § 11.02.050(G)(2)*).

Date of Completion Determination: _____

Administrative Review

Once the application is deemed to be complete, the Town shall complete a review of the simple subdivision application and Subdivision Improvement Plans and determine whether the application meets all requirements. If the application is found to meet all codes, standards, and specifications, Town staff shall forward the application on to the Planning Commission (*Apple Valley Subdivisions § 11.02.050(G)(3)*).

Date of Administrative Review Completion: 1/22/2026

Administrative Recommendation to Planning Commission:

We will need to ensure the easement road dedications are handled and recorded on the mylars. Thank you.

Planning Commission Review

The Planning Commission shall hold a public hearing on the application and approve or deny the simple lot subdivision application (*Apple Valley Subdivisions § 11.02.050(G)(4)*).

Date of Public Hearing: _____

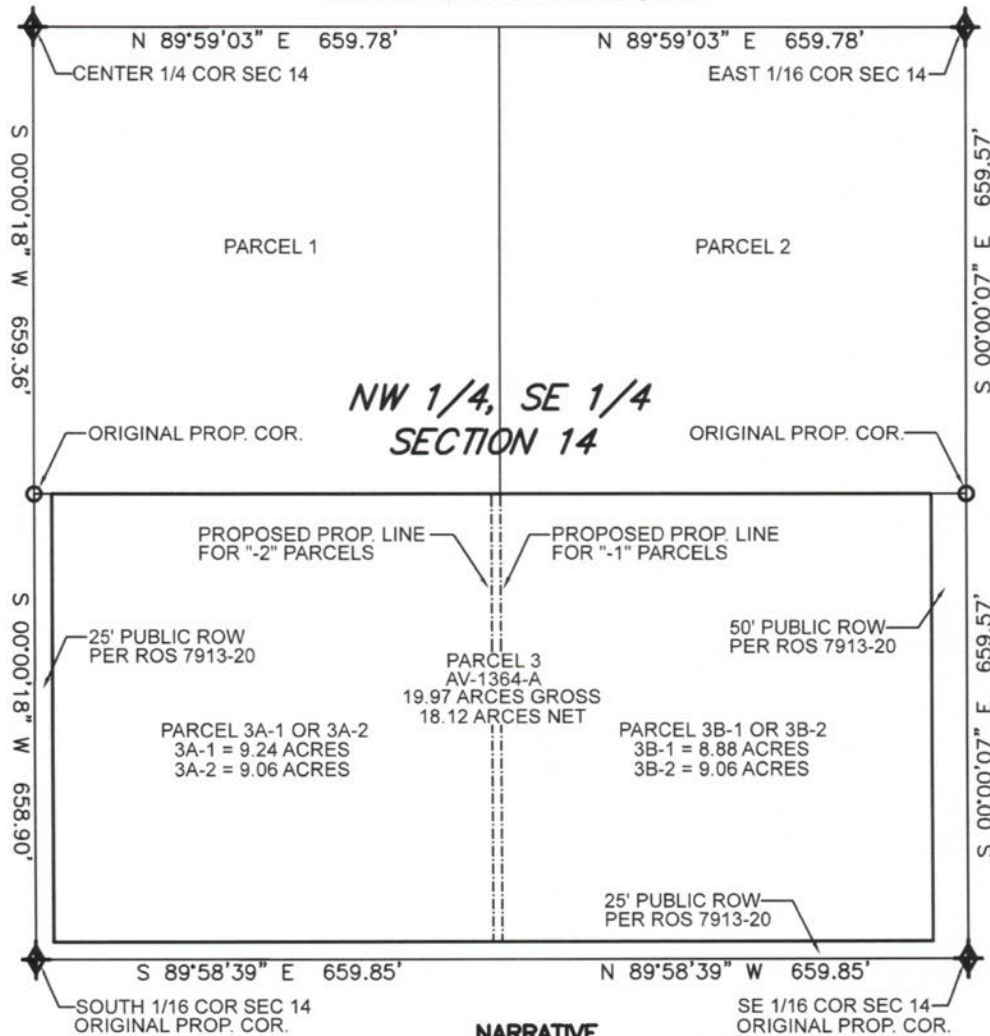
Date of Planning Commission Decision: _____

- ☐ Approved
- ☐ Denied

Filing Date of the Record of Survey: _____

EXHIBIT PARCEL AV-1364-A

LOCATED IN THE NW 1/4 OF THE SE 1/4 SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, S.L.B. & M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

**NARRATIVE**

THE PROPOSE OF THIS EXHIBIT IS TO SHOW SOME OF THE DEDICATIONS AND ENCUMBRANCES THAT WERE CREATED AT THE TIME OF CONVEYANCE OF THIS PROPERTY, THE DESCRIPTIONS AND DEEDS OF WHICH WERE CREATED BASED ON THE LOT SPLIT RECORD OF SURVEY PREPARED BY CANAAN PEAKS ENGINEERING AND SIGNED ON AUGUST 8, 2020 PRIOR TO DEED PREPARATION AND SIGNING ON SEPTEMBER 8, 2020

LEGAL DESCRIPTION

DOCUMENT NUMBER: 20200050004

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N. 00°00'18"E. 1320.39 FEET ALONG THE QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING; THENCE N 00°00'18" E 658.90 FEET ALONG THE QUARTER SECTION LINE; THENCE N 89°59'36" E 1319.63 FEET; THENCE S 00°00'07" E 659.57 FEET ALONG THE 1/16TH SECTION LINE; THENCE N 89°58'39" W 1319.71 FEET ALONG THE 1/16TH SECTION LINE TO THE POINT OF BEGINNING.

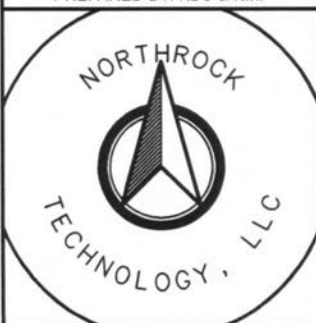
SUBJECT TO AND/OR TOGETHER WITH RIGHTS OF WAY EASEMENTS FOR INGRESS AND EGRESS AND A WATER LINE, AS DESCRIBED IN THAT WARRANTY DEED WITH DOCUMENT ID 20190042123 IN THE RECORDER'S OFFICE, WASHINGTON COUNTY UTAH, AND PUBLIC ROADWAYS THAT WERE SUBSEQUENTLY DEDICATED. THE ABOVE DESCRIPTIONS ARE BASED ON A RECORD OF SURVEY BY CANAAN PEAKS ENGINEERING, DATED AUGUST 3, 2020, PROJECT NO. R 19111, A COPY OF WHICH IS ATTACHED HERETO, AND EACH PARCEL IS SUBJECT TO ROADWAY EASEMENTS AND PUBLIC UTILITY EASEMENTS AS SET FORTH THEREON.

**SEE ROS PLAT
7913-20**

CLIENT: WILLIAM FISHER

**NORTHROCK
TECHNOLOGY LLC**
55 SOUTH 300 WEST
HURRICANE, UT 84737
435-619-9741

PREPARED BY: KBC & NMP



This version log is for informational purposes only and is not part of the attached form.

The Company adopted a new template for the attached form effective 08-01-2018.

Updates

- 1 Changed exception #11 content to *"Taxes for the current year 2026 which are liens, but not yet due or payable. (NOTE: Taxes for the year 2025, in the following amount(s), are PAID: \$2.73 under Tax Serial No. AV-1364-A, Account No. 1033118."*
- 2 Changed effective date to *"January 5, 2026 at 7:00AM"*.

Transaction Identification Data for reference only:

Report Number: 235623 - 1st Amended

Searcher: Jarom Taylor

Searcher Utah License Number: 691339

Searcher Contact: (435) 634-7991 | jarom@sutc.com

**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 75 years"**SCHEDULE A**

1. Effective Date: January 5, 2026 at 7:00AM
2. Report: Report prepared for Survey of "EXHIBIT PARCEL AV-1364-A"
3. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
Nuance Management, LLC, a Utah Limited Liability Company
4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14 TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE N. 00°00'18"E. 1320.39 FEET ALONG THE QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING; THENCE N 00°00'18" E 658.90 FEET ALONG THE QUARTER SECTION LINE; THENCE N 89°59'36" E 1319.63 FEET; THENCE S 00°00'07" E 659.57 FEET ALONG THE 1/16TH SECTION LINE; THENCE N 89°58'39" W 1319.71 FEET ALONG THE 1/16TH SECTION LINE TO THE POINT OF BEGINNING.

Survey of "EXHIBIT PARCEL AV-1364-A"

Southern Utah Title Company

By:

Authorized Signatory**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

For reference only:

Page 1 | Reference Number: 235623 - 1st Amended | Underwriter: 'Old Republic National Title Insurance Company' | OC83Lz11LUpU

SCHEDULE B Exceptions

1. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land, or claiming to be in possession thereof.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts 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) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) 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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
11. Taxes for the current year 2026 which are liens, but not yet due or payable. (NOTE: Taxes for the year 2025, in the following amount(s), are PAID:

\$2.73 under Tax Serial No. AV-1364-A, Account No. 1033118.
12. Exceptions and reservations contained in the Patent from the United States of America to Lester Y. Johnson, recorded August 27, 1940, as Entry No. [55185](#), in Book U-9 at Page 483, Official Washington County Records. (Affects this and other property)
13. Lack of a Right of dedicated access to and from said Land. Right of dedicated access to and from the Land, if any, is not established of record and assurance of such right of dedicated access is excluded from coverage of the Policy. (Note: Access is by private easement as shown on the Legal Description on Schedule "A", herein).

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

For reference only:

Page 2 | Reference Number: 235623 - 1st Amended | Underwriter: 'Old Republic National Title Insurance Company' | OC83Lz11LUpU

American Land Title Association

Subdivision Report

14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Instrument recorded October 16, 1985, as Entry No. [283078](#) , in Book 390, at Page(s) 907-916, Official Washington County Records. (Affects this and other property)

Resolution No. R-2003-857, A Resolution of the County Commission of Washington County, Utah, Authorizing and Approving the Annexation of Certain Real Property into the Ash Creek Special Service District, recorded June 12, 2003, as Entry No. [824223](#) , in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

Resolution No. 2022-3000, A Resolution Annexing the Property Within the Municipal Limits of the Town of Apple Valley into Ash Creek Special Service District, recorded November 30, 2022, as Doc. No. [20220051469](#) , Official Washington County Records.

Ash Creek Special Service District Apple Valley Annexation, recorded November 30, 2022, as Doc. No. [20220051468](#) , Official Washington County Records.

Resolution No. R-2024-3352, A Resolution Annexing the Property Within the Municipal Limits of the Town of Virgin into Ash Creek Special Service District, recorded December 5, 2024, as Doc No. [20240038611](#) , Official Washington County Records.

Ash Creek Special Service District Town of Virgin Annexation, recorded December 5, 2024, as Doc No. [20240038612](#) , Official Washington County Records.

15. 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)

16. Intentionally Removed

17. Subject to a with a right of way easement for ingress and egress, over and across the following described property, as created by Warranty Deed recorded October 11, 2019, as Doc No. [20190042123](#) , Official Washington County Records. (Affects Parcel 2)

Beginning at the Southeast Corner of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running; thence North 89°02'52" West 2,639.74 feet along the section line to the south quarter corner of said Section 14; thence North 00°56'06" East 25.00 feet along the center section line; thence South 89°02'52" East 2,639.73 feet to the section line; thence South 00°55'04" West 25.00 feet along said section line to the Point of Beginning.

18. Subject to an Easement in favor of KENSTAL, LLC, a Utah limited liability company, its successors, and/or assigns, for s right of way for a water line easement, together with the right to grant said water line easement, and enter into negotiations between the Town of Apple Valley, Big Plains Water & Sewer District or any other person or company, and rights incidental thereto, as reserved on Warranty Deed recorded October 11, 2019, as Doc. No. [20190042123](#) , Official Washington County Records.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

For reference only:

Page 3 | Reference Number: 235623 - 1st Amended | Underwriter: 'Old Republic National Title Insurance Company' | OC83Lz11LUUpU

American Land Title Association**Subdivision Report**

19. Purchase Money Trust Deed With Assignment of Rents, dated October 10, 2019, executed by NUANCE MANAGEMENT, LLC, a Utah Limited Liability Company, as TRUSTOR, to NO NAME GIVEN, as TRUSTEE, in favor of KENSTAL, LLC, a Utah limited liability company, as BENEFICIARY, to secure the payment of \$180,000.00 and interest, recorded October 11, 2019, as Doc. No. [20190042124](#) , Official Washington County Records.

Substitution of Trustee, recorded November 8, 2019, as Doc No. [20190046556](#) , Official Washington County Records, State of Utah, wherein Kenstal, LLC, a Utah limited liability company is designated as Successor Trustee under said Deed of Trust.

20. Underground Right of Way Easement, recorded June 8, 2020, as Doc No. [20200028563](#) , Official Washington County Records.

The effect of Notice of Mortgage, executed by PACIFICORP, an Oregon corporation, dba ROCKY MOUNTAIN POWER, recorded July 20, 2020, as Doc No. [20200037397](#) , Official Washington County Records. (Affects Easement interest only)

21. 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 NUANCE MGMT LLC, recorded February 17, 2021, as Doc No. [20210011178](#) , Official Washington County Records.

22. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the Survey of "EXHIBIT PARCEL AV-1364-A".

23. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

For reference only:

Page 4 | Reference Number: 235623 - 1st Amended | Underwriter: 'Old Republic National Title Insurance Company' | OC83Lz1LUUpU



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 14, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL, CONFLICT OF INTEREST DISCLOSURES

The Planning Commission of the Town of Apple Valley convened a duly noticed hearing and meeting on January 14, 2026. Chairman Farrar called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited. Roll call indicated a quorum was present, with Commissioners Bradley Farrar, Lee Fralish, Stewart Riding, and Dan Harsh in attendance. Commissioner Garth Hood was absent. No conflicts of interest were disclosed.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-44, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1365-J, located at the intersection of 2200 East and 2200 South, Acres: 15.

The Chairman opened the public hearing for Ordinance O-2025-44, a request to rezone Parcel AV-1365-J, a 15-acre property located at the intersection of 2200 East and 2200 South, from Open Space Transition (OST) to Agricultural Five Acres (AG-5).

Resident Mark Pierson addressed the Commission and requested clarification regarding how the property might be subdivided in the future, including the orientation of potential lot splits, the number of neighboring parcels, access points along Ranch Road, and future road responsibility. The Commission clarified that the item under consideration was limited to a zoning change only and did not include approval of a subdivision or lot split. It was explained that subdivision layout, access, and road responsibilities would be reviewed during a future application and would include an opportunity for public comment.

With no additional public comments, the Chairman closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Ordinance O-2025-44, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1365-J, located at the intersection of 2200 East and 2200 South, Acres: 15.

The Commission discussed the proposed zone change. Commissioners noted that the AG-5 zoning designation was consistent with the General Plan's intent for larger lot sizes in the area and was viewed as more appropriate than the existing Open Space Transition zoning. It was noted that future subdivision details if any, including road standards and access, would be addressed through subsequent applications.

MOTION: Commissioner Riding motioned to recommend approval of Ordinance O-2025-44, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1365-J, located at the intersection of 2200 East and 2200 South,

Acres: 15.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

3. Planning Commission 2026 Annual Meeting Schedule.

The Commission reviewed the proposed 2026 Annual Meeting Schedule.

MOTION: Commissioner Fralish motioned we approve.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

4. Minutes: December 10, 2025 - Planning Commission Hearing and Meeting.

The Commission reviewed the minutes of the December 10, 2025 Planning Commission Hearing and Meeting. No corrections were noted.

MOTION: Chairman Farrar motioned we approve the minutes of December 10, 2025 - Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

TRAINING

5. Open and Public Meetings.

The Chairman noted that additional training materials related to Open and Public Meetings would be viewed following adjournment, and that no further Commission business would be conducted during the training period.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo