



PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, May 13, 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, May 13, 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

DISCUSSION AND POSSIBLE ACTION ITEMS

1. Conditional Use Permit Application for an accessory building larger than the given square footage at 1614 N Apple Valley Dr, AV-1334-T-1.
2. Application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Dr, which currently has power.

APPROVAL OF MINUTES

3. Minutes: April 8, 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.



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: 4.27.26 Item 1.

Fee: \$800.00

Payment Method: Check

Receipt Number: 61678

CONDITIONAL USE PERMIT

Applicant Information

Name: Robert & Samantha Barber Telephone: 540-688-9335

Address (City, State, Zip): 1614 N APPLE VALLEY DR , APPLE VALLEY UT 84737

Agent (If applicable): _____ Agent Phone: _____

Address of Subject Property: 1614 N APPLE VALLEY DR , APPLE VALLEY UT 84737

Tax ID of Subject Property: AV-1334-N / AV-1334-T / AV-1334-T-1

Proposed Conditional Use: Accessory building larger than given square footage.

[Signature] [Signature] 04/27/2026
 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
- A reduced copy of all plans (8.5x11 if readable, or 11x17) if original plans are larger
- Building elevations for new construction, noting proposed materials and colors
- NA 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.
- Warranty deed, preliminary title report, or other document (see Affidavit of Property owner attached) showing evidence that the applicant has control of the property.

NOTE: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Contact the Planning Department for the deadline date of submissions. Once your application is deemed complete, it will be put on the agenda for the next planning Commission meeting. A deadline missed due to an incomplete application could result in a month’s delay.

Conditional Use Permit Overview

PURPOSE

It is the purpose of a conditional use permit to allow flexibility in zoning, by permitting a discretionary review of a project or use that by its character may not be compatible with uses which are permitted in the zone, and allowing such use when it can be found to be compatible with the neighborhood in which it is located.

WHEN REQUIRED

The conditional use permit is primarily required whenever the Land Use Ordinance specifies the use as a conditional use. It is also used for other specified situations such as allowing building heights that exceed the maximum allowed within the zone.

APPROVAL STANDARDS (from section 10:20 of Land Use Code)

To authorize a conditional use permit the Planning Commission at a public meeting must find that the evidence presented establishes:

- a) The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity
- b) The proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community; and
- c) The proposed use will comply with regulations and conditions specified in Land Use Ordinance for such use.

The Planning Commission may request additional information as may be reasonably needed to determine whether the requirements of this subsection can be met.

APPEALS

Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance or denial of a conditional use permit, may appeal such decision to the Board of Adjustment by filing written notice of appeal, stating the grounds therefore within fourteen (14) days from the date of the Planning Commission decision. The appeal is filed with the Clerk

for the Board of Adjustment located in the Planning Department. The decision of the Board of Adjustment is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Board of Adjustment.

Conditional Use Permit Standards for Review

Please provide response to the following for the Commissions review:

- a. The harmony and compliance of the proposed use with the objectives and requirements of the Town's General Plan and the Land Use Code;
- b. The suitability of the specific property for the proposed use;
- c. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;
- d. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity
- e. The economic impact of the proposed facility or use on the surrounding area;
- f. The aesthetic impact of the proposed facility or use on the surrounding area;
- g. The number of other similar conditional uses in the area and the public need for the proposed conditional use;
- h. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;
- i. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fire protection, and pedestrian and vehicular circulation
- j. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use.
- k. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area; and
- l. The impact of the proposed facility or use on the health, safety, and welfare of the Town, the area, and persons owning or leasing property in the area.

Affidavit

Property Owner

State of Utah)

§
County of Washington.)

I (we) Robert Barber
Samantha Barber, 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.

[Signature]

(Property Owner)

[Signature]

(Property Owner)

Subscribed and sworn to me this 28 day of April 2026.

Witness my hand and official seal.



[Signature]
(Notary Signature)

(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)

NEW RESIDENCE FOR: Christine Spencer_AV-1334-N-T

EFFECTIVE MAY 7, 2025, SECTION 46, SECTION 10-58-542 (H) BEFORE THE LOCAL APPLICANT WILL OBTAIN A STORM WATER PERMIT, AND DURING ACTUAL CONSTRUCTION, THE APPLICANT SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES AND BUILDING CODES, (G) BEFORE THE DISTURBANCE OF LAND AND DURING THE ACTUAL CONSTRUCTION, THE APPLICANT SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS ORDINANCES INCLUDING ANY STORM WATER PROTECTION LAWS AND ORDINANCES

DATE	4/10/2025
REVISION	25-051
NO.	1
DATE	4/10/2025

CHRISTINE SPENCER_AV-1334-N-T
Apple Valley Dr.

COVER SHEET



DATE	4/10/2025
REVISION	25-051
NO.	1
DATE	4/10/2025

SHEET #
A0.1

APPLICABLE CODE:
2021 (IRC) INTERNATIONAL RESIDENTIAL CODE
2021 (IBC) INTERNATIONAL BUILDING CODE
2021 (IMC) INTERNATIONAL MECHANICAL CODE
2021 (UPC) UNIFORM PLUMBING CODE
2021 (IFC) INTERNATIONAL FIRE CODE
2021 (IECC) INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING AREAS:
BASEMENT AREA 10,000 SQ.FT.
UPPER FLOOR AREA 10,000 SQ.FT.
GARAGE AREA 250 SQ.FT.
FRONT PORCH AREA 250 SQ.FT.
REAR PATIO AREA 250 SQ.FT.

SEE STRUCTURAL CALCULATIONS FOR OCCUPANCY: RESIDENTIAL

PROJECT LOCATION:
SUBDIVISION: AV-1334-N-T
ADDRESS: Apple Valley Dr.
CITY:

CODE SUMMARY

APPLICABLE CODE:
2021 (IRC) INTERNATIONAL RESIDENTIAL CODE
2021 (IBC) INTERNATIONAL BUILDING CODE
2021 (IMC) INTERNATIONAL MECHANICAL CODE
2021 (UPC) UNIFORM PLUMBING CODE
2021 (IFC) INTERNATIONAL FIRE CODE
2021 (IECC) INTERNATIONAL ENERGY CONSERVATION CODE

BUILDING AREAS:
BASEMENT AREA 10,000 SQ.FT.
UPPER FLOOR AREA 10,000 SQ.FT.
GARAGE AREA 250 SQ.FT.
FRONT PORCH AREA 250 SQ.FT.
REAR PATIO AREA 250 SQ.FT.

SEE STRUCTURAL CALCULATIONS FOR OCCUPANCY: RESIDENTIAL

PROJECT LOCATION:
SUBDIVISION: AV-1334-N-T
ADDRESS: Apple Valley Dr.
CITY:

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE FOLLOWING ELEMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

- CONSTRUCTION DRAWINGS
- SPRINKLER
- STRUCTURAL CALCULATIONS
- CONTRACT FORMS & CONDITIONS
- MODIFICATIONS & REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR VERIFYING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO L LONNIE FOX DRAFTING AND DESIGN IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER AND/OR BUILDER AND REVISIONS MADE. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE OBTAINING ANY NECESSARY PERMITS OR WRITTEN CONSENT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE THE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT/DRAFTSMAN.

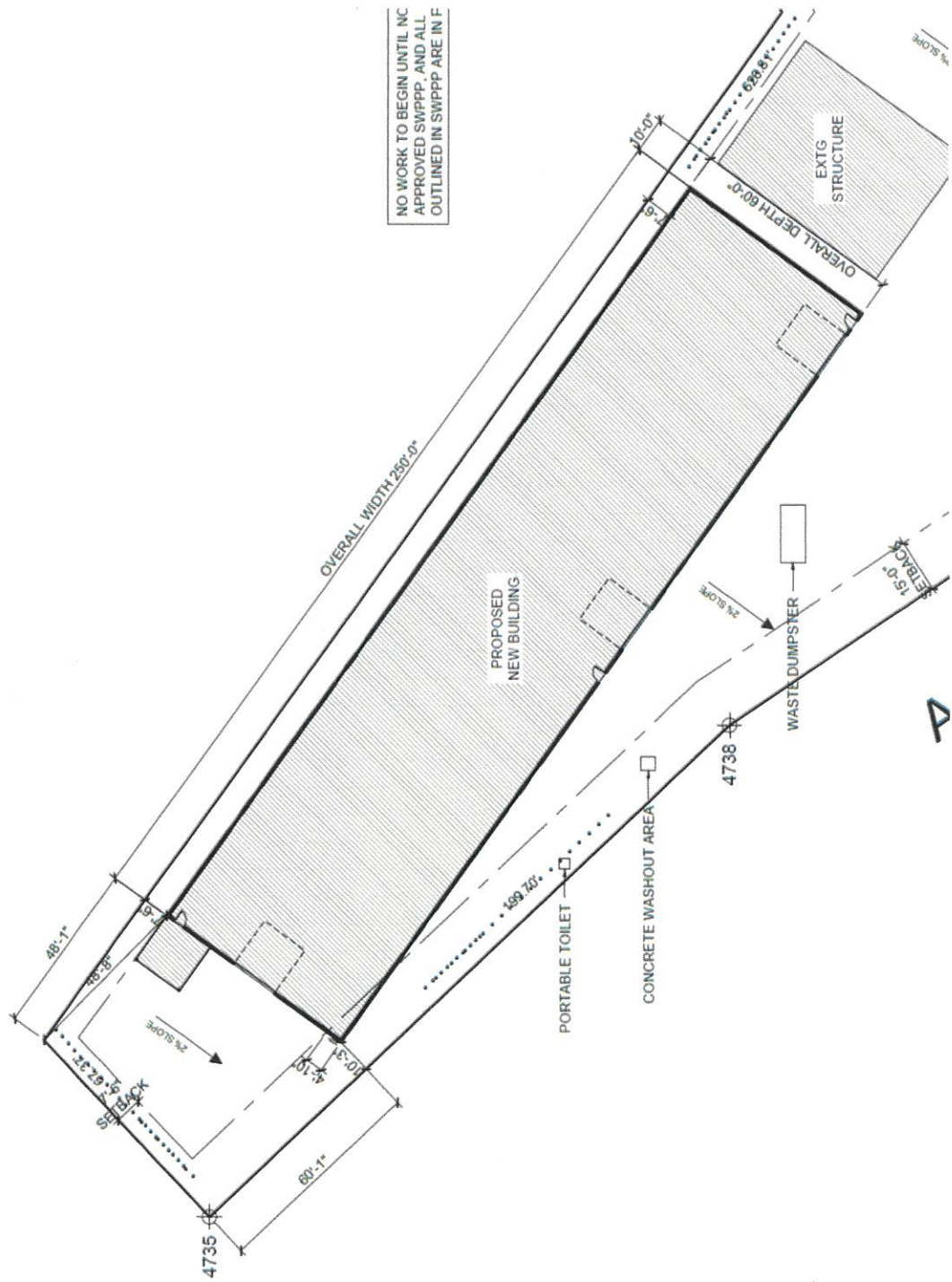
SHEET INDEX

GENERAL DRAWINGS
A0.1 - COVER SHEET
A0.2 - SITE PLAN (SWPPP)
ARCHITECTURAL DRAWINGS
A1.1 - FLOOR PLAN
A2.1 - ELEVATIONS

CONSULTANTS

GENERAL CONTRACTOR
RIVETING DESIGN & BUILD
INFO@RIVETINGDESIGNANDBUILD.COM
TEL 905-395-4909





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CHRISTINE SPENCER AV-1334-N-T
Apple Valley Dr.

JLF
J. LONNIE FOX
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SHEET #

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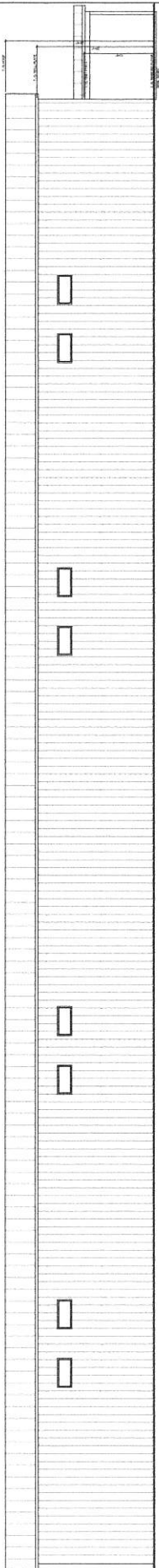
LONNIE FOX ARCHITECTURE & DESIGN
 13000 130th Ave SE, Suite 100
 Bellevue, WA 98007
 TEL: 206.451.1300
 FAX: 206.451.1301
 WWW: www.lfonniefox.com

CHRISTINE SPENCER, AV-1334-N-T
 Apple Valley, DC

ELEVATIONS

SHEET #
A2.1

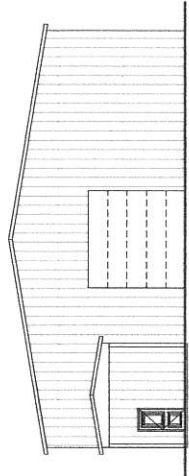
COPYRIGHT © 2020 LONNIE FOX ARCHITECTURE AND DESIGN. THE PURCHASER IS GRANTED A SINGLE USE LICENSE FOR CONSTRUCTION ONLY. THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS ARCHITECTURAL WORK UNDER THE COPYRIGHT ACT.



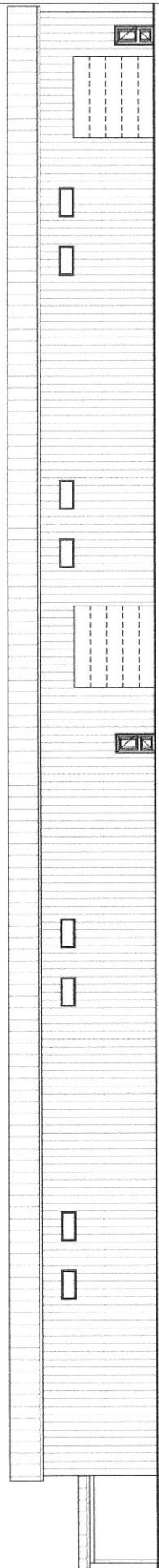
① (SOUTH) FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



② (WEST) LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



③ (EAST) RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



④ (NORTH) REAR ELEVATION
 SCALE: 1/8" = 1'-0"

Conditional Use Permit Standards for Review

Please provide response to the following for the Commissions review:

a. The harmony and compliance of the proposed use with the objectives and requirements of the Town's General Plan and the Land Use Code;

The shop supports the goals of Apple Valley's General Plan by allowing the property owner to safely store equipment, tools, and vehicles in a way that reduces clutter and maintains a clean, organized property. The use is compliant with the Land Use Code and fits the typical pattern of accessory buildings within the community. The proposal does not create noise, traffic, or operational impacts inconsistent with rural residential living and remains fully compatible with surrounding properties. Its design and placement ensure it remains visually compatible with neighboring properties and does not negatively impact the rural atmosphere of Apple Valley.

b. The suitability of the specific property for the proposed use;

The property is well-suited for the proposed shop due to its large lot size, rural zoning, and existing residential use. The parcel provides ample space to accommodate the building while meeting height and design standards. The shop fits naturally within the rural character of the area and supports the practical needs typical of properties in Apple Valley.

c. The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity;

The proposed shop is compatible with the existing uses in the vicinity. Adjacent to the property, there are only two other homes on the same side of Apple Valley Drive and one business, Gooseberry Lodges. The area is largely undeveloped, which provides ample space for the shop without impacting neighbors. The building will be constructed with purpose and care, and the house is planned to undergo a remodel to match shop aesthetics. There will be minimal disruptions to the neighborhood (normal construction noise during appropriate daytime hours), and no additional traffic will be generated, as the use is consistent with the existing residential activities on the property. Overall, the shop harmonizes with the rural residential character of the area and is appropriate for the site.

d. Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity;

The proposed shop will not be injurious to existing or potential development in the vicinity. The activities conducted will remain the same as currently practiced, with the new building providing a larger, more efficient space for use. The neighboring properties, including the home across the street, will retain the same views and enjoyment of the landscape. Overall, the use is compatible with the surrounding area and will not negatively affect current or future development

e. The economic impact of the proposed facility or use on the surrounding area;

The proposed shop is not anticipated to directly impact the economy of Apple Valley. There may be potential of bringing more business to Apple Valley, consistent of it's current use as an off-road fabrication shop.

f. The aesthetic impact of the proposed facility or use on the surrounding area;

The proposed shop is designed to complement both the property and the surrounding area. It will be constructed with a metal board-and-batten exterior, creating a durable, visually appealing structure. The design will match the planned future updates to the home, ensuring a cohesive and harmonious appearance. The size, placement, and materials of the shop are chosen to maintain the rural residential character of Apple Valley and minimize visual impact on neighboring properties, enhancing the overall aesthetic of the property and its surroundings.

g. The number of other similar conditional uses in the area and the public need for the proposed conditional use; Unknown; NA

h. The present and future requirements for transportation, traffic, water, sewer, and other utilities, for the proposed site and surrounding area;

The proposed shop will not impact transportation in the area. There will be no change in traffic or road usage, as the new shop will operate similarly to the existing facility. The property currently shares a 150-volt electrical connection between the home and existing shop; our parcel will require an upgrade to higher voltage to support climate-controlled

operations due to the area's heat and will operate within current electrical codes. Water and septic use will remain about the same. Overall, the proposed use can be accommodated safely and efficiently with minimal infrastructure adjustments.

i. The safeguards proposed or provided to ensure adequate utilities, transportation access, drainage, parking, loading space, lighting, screening, landscaping, open space, fireprotection, and pedestrian and vehicular circulation

All safeguards for the proposed shop will meet or exceed Apple Valley codes and requirements. The property provides ample space for the building's operation, including safe access and circulation for large vehicles. The other side of the property will remain empty, preserving open space and minimizing any visual or operational impacts. Drainage, parking, and loading areas will be designed to function efficiently without affecting neighboring properties. Utilities, lighting, landscaping, and fire protection will all comply with Town standards. Overall, the shop will operate safely and effectively while maintaining compatibility with the surrounding area.

j. The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use.

The proposed shop will not produce any noxious or offensive emissions, including noise, glare, dust, pollutants, or odors. As an added benefit, noise levels are expected to be reduced compared to the existing building, as the new shop will be insulated. Overall, the facility is designed to operate in a manner that is safe, clean, and compatible with the surrounding properties

k. The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area;

The proposed shop includes safeguards to minimize any potential adverse effects on neighboring properties or persons in the area. The building will be located with ample space on the property, ensuring no encroachment or interference with adjacent lots. Traffic, parking, and large vehicle access are designed to operate safely without impacting neighbors. Noise is expected to be reduced due to insulation, and the other side of the property will remain empty, preserving open space and minimizing visual impact. Overall,

the shop is designed to function safely, efficiently, and harmoniously within the surrounding rural residential environment.

l. The impact of the proposed facility or use on the health, safety, and welfare of the Town, the area, and persons owning or leasing property in the area.

The proposed shop will have no negative impact on the health, safety, or welfare of the Town, the surrounding area, or neighboring property owners. The building will be constructed to code, with proper insulation, fire protection, and safe vehicle access. Noise, dust, glare, and other potential nuisances will be minimized, and the shop's operation will be consistent with existing activities on the property. Overall, the facility is designed to function safely and efficiently while maintaining the quality of life, safety, and well-being of the community and adjacent properties.

Variance Request

If approved, a variance will be required due to the square footage of this accessory building and setback parameters. Per 10.10.050 RE Rural Estates Zone requirements, this building will exceed maximum allowable size only in square footage.

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
03/17/2023 01:12:11 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Robert Barber and Samantha Barber
1614 N Apple Valley Dr
Apple Valley, UT 84737

File Number: STG-99098-LH
Parcel ID: AV-1334-T & AV-1334-N

Warranty Deed

JULIE ANN WUJICK,

Grantor, hereby CONVEY(S) IN WARRANTY to

Robert Barber and Samantha Barber, Husband and Wife, as Joint Tenants,

Grantees, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT "A"

APN: AV-1334-T & AV-1334-N

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

99098

WITNESS, the hand of said grantor, this 16 day of March, 2023

Julie Ann Wujick
Julie Ann Wujick

STATE OF UTAH
COUNTY OF WASHINGTON

On this 16 day of March, 2023, before me Leslie Hepler
notary public, personally appeared Julie Ann Wujick, proved on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this
instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Leslie Hepler
Notary Public



Eagle Gate Title Insurance Agency, Inc
File STG-99098-LH

Exhibit "A": Legal Description

PARCEL 1:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 53°44'52" WEST 2261.11 FEET; THENCE NORTH 54°09'33" WEST 1491.76 FEET; THENCE SOUTH 35°50'27" WEST 1065.70 FEET; THENCE NORTH 89°42'03" WEST 434.18 FEET; THENCE NORTH 29°02'27" WEST 986.39 FEET; THENCE NORTH 33°39'29" WEST 440.54 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF APPLE VALLEY DRIVE; THENCE NORTH 33°39'29" WEST, ALONG SAID RIGHT-OF-WAY LINE, 201.28 FEET; THENCE NORTH 50°58'07" EAST 180.86 FEET; THENCE SOUTH 54°09'33" EAST 207.59 FEET; THENCE SOUTH 50°58'07" WEST 253.88 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 53°44'52" WEST 2261.11 FEET; THENCE NORTH 54°09'33" WEST 1491.76 FEET; THENCE SOUTH 35°50'27" WEST 1065.70 FEET; THENCE NORTH 89°42'03" WEST 434.18 FEET; THENCE NORTH 29°02'27" WEST 986.39 FEET; THENCE NORTH 33°39'29" WEST 641.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 33°39'29" WEST 201.49 FEET; THENCE NORTH 43°13'27" WEST 199.70 FEET; THENCE NORTH 46°46'33" EAST 67.36 FEET; THENCE SOUTH 54°09'33" EAST 419.23 FEET; THENCE SOUTH 50°58'07" WEST 180.86 FEET TO THE TRUE POINT OF BEGINNING.

APN(S): AV-1334-T & AV-1334-N



When recorded return to:
Robert Barber & Samantha Barber
1614 N APPLE VALLEY DR.
APPLE VALLEY, UTAH 84737

BOUNDARY ADJUSTMENT

The Boundary Adjustment (consolidation of two lots into one single lot) set forth hereinafter is made by **Robert Barber & Samantha Barber, dated January 22, 2026**, of 1614 Apple Valley Dr. Apple Valley, Utah 84737. All the Property described herein Parcel AV-1334-N & AV-1334-T in Washington County Utah.

This boundary consolidation is executed as a Simple Boundary Adjustment in accordance with Utah Code § 57-1-45.5 between adjoining properties with identical owners consolidating their two adjoining lots into one lot.

RECITAL

WHEREAS:

Robert Barber & Samantha Barber, January 22, 2026, are the owners of the following two parcels of real property as reflected in the current instruments recorded in the Washington County Recorder's Office:

Entry Number 20230007242 Tax ID Number AV-1334-N

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 53°44'52" WEST 2261.11 FEET; THENCE NORTH 54°09'33" WEST 1491.76 FEET; THENCE SOUTH 35°50'27" WEST 1065.70 FEET; THENCE NORTH 89°42'03" WEST 434.18 FEET; THENCE NORTH 29°02'27" WEST 986.39 FEET; THENCE NORTH 33°39'29" WEST 641.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 33°39'29" WEST 201.49 FEET; THENCE NORTH 43°13'27" WEST 199.70 FEET; THENCE NORTH 46°46'33" EAST 67.36 FEET; THENCE SOUTH 54°09'33" EAST 419.23 FEET; THENCE SOUTH 50°58'07" WEST 180.86 FEET TO THE TRUE POINT OF BEGINNING.

Entry Number 20230007242 Tax ID Number AV-1334-T

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 53°44'52" WEST 2261.11 FEET; THENCE NORTH 54°09'33" WEST 1491.76 FEET; THENCE SOUTH 35°50'27" WEST 1065.70 FEET; THENCE NORTH 89°42'03" WEST 434.18 FEET; THENCE NORTH 29°02'27" WEST 986.39 FEET; THENCE NORTH 33°39'29" WEST 440.54 FEET TO THE TRUE POINT OF BEGINNING. SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF APPLE VALLEY DRIVE; THENCE NORTH 33°39'29" WEST ALONG SAID RIGHT-OF-WAY LINE 201.28 FEET; THENCE NORTH 50°58'07" EAST 180.86 FEET; THENCE SOUTH 54°09'33" EAST 207.59 FEET; THENCE SOUTH 50°58'07" WEST 253.88 FEET TO THE TRUE POINT OF BEGINNING.

Robert Barber & Samantha Barber, January 22, 2026, desire to consolidate the two adjoining parcels into a single parcel and in order to establish the consolidated boundary, Robert Barber & Samantha Barber, Husband and Wife, as Joint Tenants, hereby convey and quitclaim to Robert Barber & Samantha Barber, Husband and wife, as Joint Tenants the following described consolidated parcel:

DESCRIPTION OF ADJUSTED (consolidated) PARCEL:


COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 53°44'52" WEST 2261.11 FEET; THENCE NORTH 54°09'33" WEST 1491.76 FEET; THENCE SOUTH 35°50'27" WEST 1065.70 FEET; THENCE NORTH 89°42'03" WEST 434.18 FEET; THENCE NORTH 29°02'27" WEST 986.39 FEET; THENCE NORTH 33°39'29" WEST 440.54 FEET TO THE TRUE POINT OF BEGINNING. SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF APPLE VALLEY DRIVE; THENCE NORTH 33°39'29" WEST 402.77 FEET; THENCE NORTH 43°13'27" WEST 199.70 FEET; THENCE NORTH 46°46'33" EAST 67.37 FEET; THENCE SOUTH 54°09'33" EAST 626.81 FEET; THENCE SOUTH 50°58'07" WEST 253.88 FEET; TO THE POINT OF BEGINNING.

AFFIDAVIT OF CONSOLIDATION


NOW THEREFORE, in consideration of the above premises, **Robert Barber & Samantha Barber, January , 2026**, hereby consolidate the two adjoining lots into a single parcel.

1. A visual graphic prepared in accordance with §57-1-45.5(3)(a) depicting the affected properties with their former and new consolidated boundary location is attached as Exhibit A.
2. The undersigned recognize that a survey has been made in accordance with §57-1-45.5(3)(b) to describe permanent monuments defining the location of the established exterior boundaries of the consolidated parcels. The said survey was performed during December of 2025, by NorthRock Technology Hurricane, Utah, and certified by Kay Campbell, License Number 6385290, The survey is filed in the office of the Washington County Recorder's office.
3. In order to consolidate the two former parcels AV-1334-N & AV-1334-T into a single parcel, hereafter known as parcel _____, the Owner hereby acknowledge this affidavit of consolidation by affixing their signatures below.
4. Nothing contained herein shall be construed as giving, granting, conveying, releasing, relinquishing, or otherwise affecting any existing easement rights, interests or claims which otherwise inure to the benefit of the owners.
5. The terms and conditions of this consolidation document shall be and hereby are agreed to be binding on the heirs, administrators, executors, personal representatives, successors, and/or assigns of the party hereto and shall run with the property.

Dated this 16 day of March, 2026.




Robert Barber



Samantha Barber

STATE OF UTAH)
): ss.
County of Washington)

The foregoing instrument was acknowledged before me this 16th day of March, 2026, by **Robert Barber & Samantha Barber, January 12, 2026.**



Notary Public

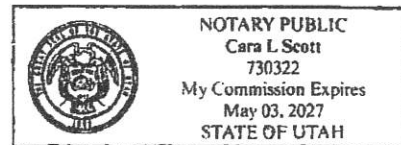


EXHIBIT A
BOUNDARY ADJUSTMENT FOR ROBERT BARBER

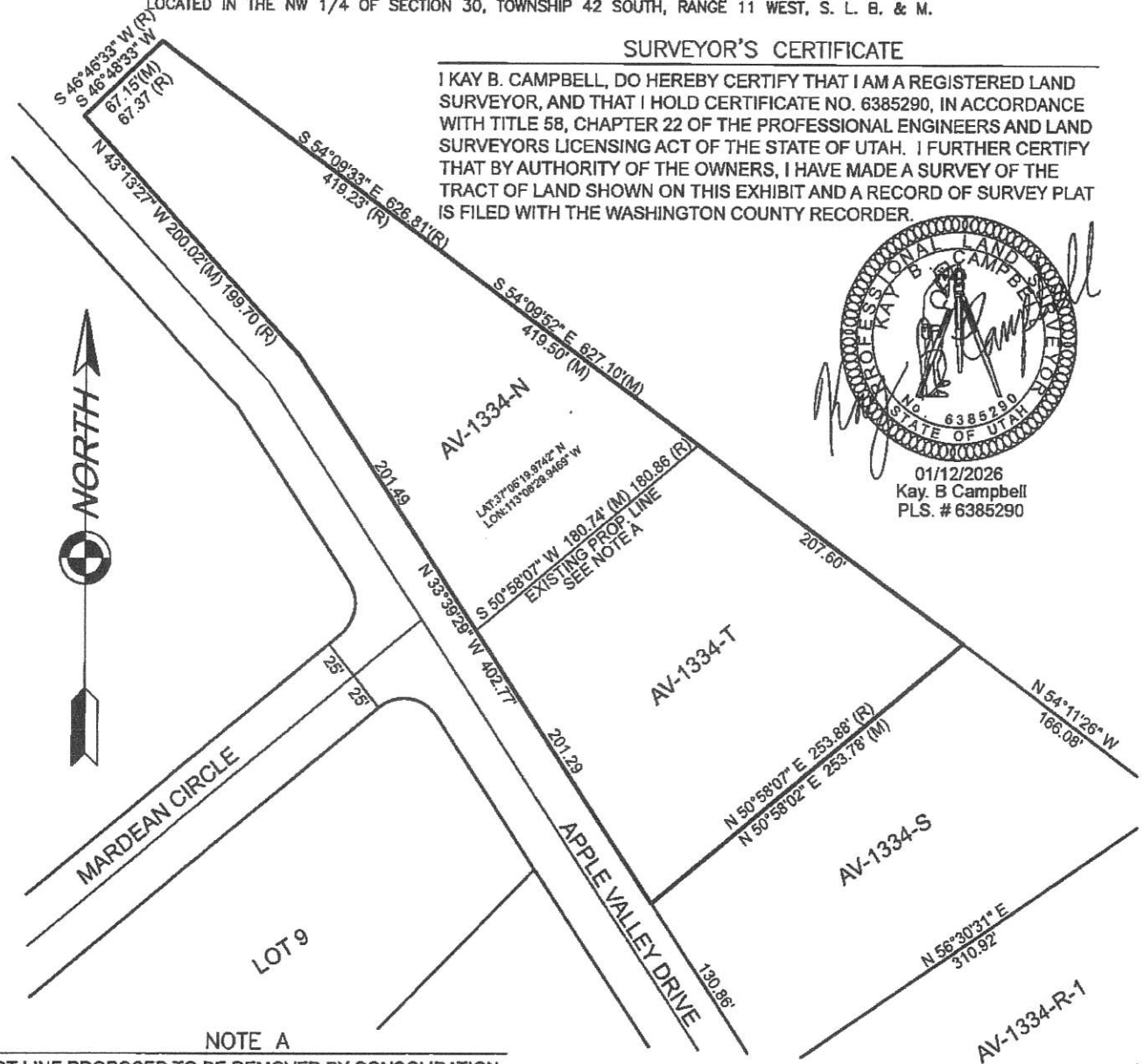
LOCATED IN THE NW 1/4 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, S. L. B. & M.

SURVEYOR'S CERTIFICATE

I KAY B. CAMPBELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6385290, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS EXHIBIT AND A RECORD OF SURVEY PLAT IS FILED WITH THE WASHINGTON COUNTY RECORDER.



01/12/2026
 Kay. B Campbell
 PLS. # 6385290

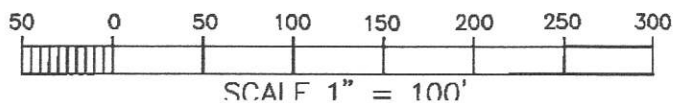


NOTE A

LOT LINE PROPOSED TO BE REMOVED BY CONSOLIDATION WITH THE APPROVAL AND FILING OF THESE CONVEYING DOCUMENTS CONTAINING THE NEW CONSOLIDATED LEGAL DESCRIPTION. IT IS IMPORTANT TO NOTE THAT THE RECORD OF SURVEY CONDUCTED OF THE TWO LOTS IS ON FILE FOR REFERENCE TO THIS CONVEYANCE AND LOT CONSOLIDATION.

CONSOLIDATED LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 53°44'52" WEST 2261.11 FEET; THENCE NORTH 54°09'33" WEST 1491.76 FEET; THENCE SOUTH 35°50'27" WEST 1065.70 FEET; THENCE NORTH 89°42'03" WEST 434.18 FEET; THENCE NORTH 29°02'27" WEST 986.39 FEET; THENCE NORTH 33°39'29" WEST 440.54 FEET; TO THE TRUE POINT OF BEGINNING. SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF APPLE VALLEY DRIVE; THENCE NORTH 33°39'29" WEST 402.77 FEET; THENCE NORTH 43°13'27" WEST 199.70 FEET; THENCE NORTH 46°46'33" EAST 67.37 FEET; THENCE SOUTH 54°09'33" EAST 626.81 FEET; THENCE SOUTH 50°58'07" WEST 253.88 FEET; TO THE POINT OF BEGINNING.



CLIENT: ROBERT BARBER

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

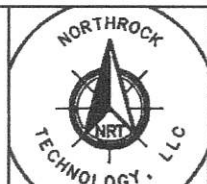


EXHIBIT B

Notice of Consent

Simple Boundary Adjustment

I, Bradley Farrar, the designated Land Use Authority for Apple Valley, Utah, in accordance with §10-

9a-523 (3) or §17-27a-522 (3), hereby provide consent to a Simple Boundary Adjustment (Consolidation)

proposed by Robert Barber and Samantha Barber that:

(a) Includes the attached conveyance document that complies with §57-1-45.5;

(b) Does not:

(i) affect a public right-of-way, county utility easement, or other public property;

(ii) affect an existing easement, onsite wastewater regulation, or an internal lot restriction; or

(iii) result in a lot or parcel out of conformity with land use regulations.

This notice of consent is an administrative act. The land use authority is not responsible for any error

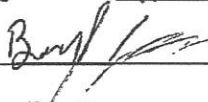
related to the boundary adjustment. The recording of a boundary adjustment does not constitute a land

use approval. The land use authority may withhold approval of a land use application for property that is

subject to a boundary adjustment if the county determines that the resulting lots or parcels are not in

compliance with the county's land use regulations in effect on the day on which the boundary adjustment is recorded.

Signed this 11th day of March, [year].



Bradley Farrar

Designated Land Use Authority

of Apple Valley, Utah



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

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear 8 APR 2026

Paperwork returned by Stewart (Date) 4/2/26

Name of Applicant: STEWART RIDING

Site Location: 1456 N MOUNT ZION DR.

Mailing Address: SAME

Phone: 504-990-8458

Purpose of Request: REMODEL/REPLACE EXISTING BUILDING CURRENTLY HAS POWER, PER 10.12.030

Stewart Riding / 02/09/2026
Applicant Signature / Date

- 1. Annexations: \$2200.00 filing fee
- 2. Conditional Use Permit: \$800.00 filing fee
- 3. Zone Changes: \$1100.00 + Acreage Fee filing fee
- 4. Subdivisions: \$500.00 Application Fee + Per Lot Fee filing fee
- 5. Lot Line Adjustment: \$800.00 filing fee
- 6. Lot Split: \$800.00 per Lot filing fee
- 7. General Plan Amendment: \$1050.00 + Acreage Fee filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

_____/_____
Planning Commission Chairman / Date

_____/_____
City Administration / Date

10.12.030 Additions, Enlargements And Moving

- A. Approval Required: A building or structure occupied by a nonconforming use and a building or structure nonconforming as to height, area, yard or zoning regulations shall not be added to, remodeled or enlarged in any manner or moved to another location on the lot unless first approved by the planning commission. In approving such request, it must be determined that the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.
- B. Purpose Considered: A building or structure may be enlarged and/or added to if the enlargement or addition is being done for the purpose of causing such building or structure to be conforming with all regulations of the zone in which it is located. Said improvements may be done following the obtaining of a building permit without planning commission approval.

HISTORY

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



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, April 08, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Planning Commission meeting was called to order at 6pm by Chairman Farrar, followed by the Pledge of Allegiance.

ROLL CALL, PRESENT

Chairman Bradley Farrar, Commissioner Lee Fralish, Commissioner Garth Hood, Commissioner Stewart Riding, and Commissioner Dan Harsh.

CONFLICT OF INTEREST DISCLOSURES

No conflicts of interest were disclosed.

Prior to opening the public hearings, it was announced that agenda items, 1, 3, 6, and 8 were removed at the request of the Mayor to allow for further discussion with the applicant. The Commission then proceeded with the remaining items.

HEARING ON THE FOLLOWING

1. Ordinance O-2026-11, Zone Change Application, Current Zone: Agricultural Zone (A-X), Proposed Zone: Agricultural Five Acres (A-5), Project location: AV-1328-A, Daybreak Mesa Dr and Main Street.
Removed from agenda.
2. Simple Lot Subdivision Application for AV-1365-J, creating two new parcels.
Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.
3. Simple Lot Subdivision Application for AV-1328-A, creating seven new parcels.
Removed from agenda.
4. Ordinance O-2026-12, Amend Title 10.10.050 RE Rural Estates Zone.
Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.
5. Preliminary Site Plan Application for Oculta Roca Resort, De La Tierra Holdings LLC.
Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Ordinance O-2026-11, Zone Change Application, Current Zone: Agricultural Zone (A-X), Proposed Zone: Agricultural Five Acres (A-5), Project location: AV-1328-A, Daybreak Mesa Dr and Main Street.

Removed from agenda.

7. Simple Lot Subdivision Application for AV-1365-J, creating two new parcels.

The Commission reviewed the simple lot subdivision application for AV-1365-J. Discussion focused on the placement of a public utility easement and whether it would require coordination with a neighboring property owner. It was determined that the easement could be shifted entirely onto the applicant's property to avoid delays. Clarification was also provided regarding access to the property and road design requirements.

MOTION: Chairman Farrar moved to approve the Simple Lot Subdivision Application for AV-1365-J, pending the easements and road situation is figured out, and all the roads are designed to meet town specifications and standards and all the improvements.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Harsh - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

Motion carried.

The applicant's engineer inquired whether the approval constituted final approval or if further review by the Town Council was required. The Commission clarified that once the updated record of survey reflecting all required elements was submitted and signed off, the applicant could proceed to record the subdivision with the County. It was further clarified that an excavation permit would be required for any associated work, and that all required improvements must be completed prior to recording the subdivision.

8. Simple Lot Subdivision Application for AV-1328-A, creating seven new parcels.

Removed from agenda.

9. Preliminary Site Plan Application for Oculita Roca Resort, De La Tierra Holdings LLC.

The Commission reviewed the preliminary site plan application for the Oculita Roca Resort. The Mayor presented updates to the project, including adjustments to the layout of cabins to increase open space, which resulted in a reduction in the number of residential lots. Commissioners asked questions regarding road design, including whether curbs and gutters would be required. It was clarified that

most roads would include pavement with bar ditches rather than curb and gutter, and that some roads would be designated for emergency access. Additional discussion addressed lot sizes and septic system considerations.

MOTION: Commissioner Hood moved that we approve the Preliminary Site Plan Application for Oculta Roca Resort, De La Tierra Holdings LLC.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

Motion carried.

10. Ordinance O-2026-12, Amend Title 10.10.050 RE Rural Estates Zone.

The Commission considered Ordinance O-2026-12, which proposed amendments to the Rural Estates Zone. The Mayor explained the changes, including adjustments to setback requirements and revisions to regulations regarding chickens and roosters on qualifying properties. Minor corrections to the ordinance text were also noted.

MOTION: Commissioner Riding moved to recommend approval of O-2026-12, Amend Title 10.10.050 RE Rural Estates Zone.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

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

Motion carried.

APPROVAL OF MINUTES

11. Minutes: February 24, 2026 - Special Planning Commission Hearing and Meeting.
12. Minutes: March 11, 2026 - Planning Commission Hearing and Meeting.

MOTION: Commissioner Hood moved we approve the minutes of February 24, 2026 for the Special Planning Commission Hearing and Meeting, as well as the minutes of Minutes: March 11, 2026 for Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

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

Motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

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

Motion carried.

Meeting adjourned at 6: 12PM.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Recorder | Jenna Vizcardo