



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 10, 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, June 10, 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-2026-15, Zone Change from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20) for parcel AV-1361-B , AV-1361-C.
2. Ordinance O-2026-16, Zone Change from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for parcel AV-1378-G.
3. Simple Lot Subdivision Application for AV-1361-B and AV-1361-C (convert two parcels to four parcels).

DISCUSSION AND POSSIBLE ACTION ITEMS

- [4.](#) Ordinance-O-2026-15, Zone Change from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20) for parcel AV-1361-B , AV-1361-C.
- [5.](#) Ordinance O-2026-16, Zone Change from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for parcel AV-1378-G.
- [6.](#) Simple Lot Subdivision Application for AV-1361-B and AV-1361-C (convert two parcels to four parcels).
- [7.](#) Application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Dr, which currently has power.

*Tabled from May 13, 2026

APPROVAL OF MINUTES

- [8.](#) Minutes: May 13, 2026 - Planning Commission 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.



Proposal: Zone Change
Current Zone: OST
Proposed Zone: A-20 (Agricultural)
Acres: 60
Project location: AV-1361-B, AV-1361-C
Number of Lots: 2
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-20. Surrounding zoning is OSC, RE-20 and OST. The General Plan for the proposed property is Residential Low: 5+ acres.

The purpose for the zone change is to prepare the land for a lot-split and future development of a few more homes. The property is located North and East of Ranch Rd. The proposal identifies access to the parcels with a 12' foot wide private drive. This drive should meet all fire code requirements (width, designated turnarounds and slope percentage) in addition to what is recommended by the geotechnical survey. The zone change application identifies parcels AV-1361-B and AV-1361-C; however, looking at the application and in conjunction with the county maps, it appears the zone change involves AV-1361-E rather than AV-1361-C.

Parcel AV-1361-C is identified in the application as the north piece containing 19.89 acres; however, it appears to be identified on the County maps as already having its own parcel number of AV-1361-E. With this parcel being 19.89 acres, the town may want this parcel to be a minimum of 20 acres so that it matches the proposed zone change of A-20.

Parcel AV-1361-B is 40 acres in size. The application shows this parcel being divided into two lots. If this lot is divided, it should be divided equally so the future lots are 20 acres in size and in line with the proposed zone change of A-20.

Other than these few items mentioned above, it is apparent that this zone change is in line with the Town's Land Use Goals as the proposal appears to maintain the small-town, rural feel of Apple Valley. If approved, this zone change would create larger lot sizes (minimum of 20 acres) and help preserve the agricultural and historic heritage of Apple Valley.

The application is also requesting Conditional Use Permit for three rentals (one rental on each

lot). The applicant does not specify if these rentals are intended to be a commercial short term / nightly rental or if they will be utilized as a long term single family residential home. This should be clarified so there is no confusion moving forward.

Item 4.



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 _____

Paperwork returned by _____ (Date) _____

Name of Applicant: Rick Trimmer

Site Location: Northeast of Ranch Rd, AV-1361-B and north 19.89 acres of AV-1361-C

Mailing Address: _____

Phone: _____

- Purpose of Request: (1) Perform a Lot Split of both AV-1361-B and AV-1361-C (convert two parcels to four parcels)
- (2) **Change zoning from OST to A-20 on approximately 60 acres** (north lot of AV-1361-C and both AV-1361-B lots)
- (3) Complete a Conditional Use Permit for three rentals (one rental per lot that was zone changed)

[Signature] 4/21/26
 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



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

See Fee Schedule Page 2

Zone Change Application			
Applications Must Be Submitted By The First Wednesday Of The Month			
Owner: Rick Trimmer		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Jared Madsen, Sky Engineering		Phone: (435) 680-5667	
Address/Location of Property: Northeast of Ranch Rd		Parcel ID: AV-1361-B and north 19.89 acres of AV-1361-C	
Existing Zone: OST		Proposed Zone: A-20	
For Planned Development Purposes: Acreage in Parcel ⁶⁰ _____ Acreage in Application ⁶⁰ _____			
Reason for the request <div style="text-align: center; font-size: 1.2em;">Allow lot split into three parcels for three homes.</div>			

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

- A. The name and address of owners in addition to above owner.
- 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. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date 4/21/26
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Official Use Only	Amount Paid: \$ 5,800.00	Receipt No: 62022
Date Received: 5/19/2026	Date Application Deemed Complete:	
By:	By:	



April 28, 2026

Town of Apple Valley
Planning & Zoning
Apple Valley, UT 84737

Re: North Portion of AV-1361-C and AV-1361-B Zone Change – Water and Sewer Utilities

To Whom it May Concern:

This letter is provided to outline the proposed water and sewer utility approach for the above-referenced project located within the Town of Apple Valley.

Water Service

Water service for the project is proposed to be provided by an existing on-site groundwater well and pump system. The well will serve a total of three (3) additional single-family residential units. The well currently serves one single-family residential unit.

Preliminary investigations indicate that the existing well should be more than adequate to serve the proposed three residences for both culinary and fire suppression demands. The capacity and reliability of the well will be verified as part of the development process.

As the system will serve only four residential connections, it is not anticipated to be classified as a public water system.

Supporting infrastructure will be designed and constructed to provide adequate service to each residence. This will include, as needed, on-site storage, transmission lines, and appurtenances to ensure consistent delivery and pressure. The system will be designed to meet applicable fire suppression requirements in addition to domestic use.

Sewer Service

Wastewater service for the project will be provided via individual on-site septic systems for each residence.

Each septic system will be designed in accordance with applicable state and local regulations, including coordination with the appropriate jurisdictional agencies. Site-specific conditions, including soils and percolation characteristics, will be evaluated to ensure proper system design and long-term functionality.

Sincerely,

Jared Madsen, PE

Sky Engineering

jared@skyengineering.co

<https://www.skyengineering.co>

New description (north portion of AV-1361-C)

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (N1/2SE1/4SW1/4), SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 1°10'41" EAST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 88°46'19" WEST 1321.87 FEET; THENCE NORTH 0°57'34" EAST 657.59 FEET TO A REBAR AND CAP MARKED AS B&C SURVEY LS 4490; THENCE SOUTH 88°31'31" EAST 1324.40 FEET TO A REBAR AND ALUMINUM CAP; THENCE SOUTH 1°10'41" WEST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 19.89 ACRES, MORE OR LESS.

AV-1361-B

S: 12 T: 43S R: 11W SW1/4 SE1/4 SEC 12 T43S R11W

CONTAINS 40.00 ACRES, MORE OR LESS



Let's turn the answers on.

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

April 22, 2026

Rick Trimmer
[REDACTED]

Re: 3 Home Apple Valley Project.

Located: AV-1361-B & Av1361-C

Dear Rick Trimmer:

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

For additional consultation on this matter, please do not hesitate to call.

Sincerely,

Keldan Guymon

Keldan Guymon
Estimator
Dixie Service Center
435-357-1078

BROWN DOUGLAS ANDREW TR, ET AL
AV-1363-B
2138 LONG SKY DR
SAINT GEORGE, UT 84770

TRIMMER RICHARD
AV-1361-B
317 CHOLLA DR
WASHINGTON, UT 84780

TOWN OF APPLE VALLEY
AV-1361-D
1777 N MEADOWLARK DR
APPLE VALLEY, UT 84737

BROWN DOUGLAS ANDREW TR, ET AL
AV-1363-C
2138 LONG SKY DR
SAINT GEORGE, UT 84770

BROWN DOUGLAS ANDREW TR, ET AL
AV-1361-C
2138 LONG SKY DR
SAINT GEORGE, UT 84770

TRIMMER RICHARD
AV-1361-A-1
317 CHOLLA DR
WASHINGTON, UT 84780



Trimmer Zone Change



Legend

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shiwiwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

Notes

500' Buffer

Item 4.



DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



GS_1984_Web_Mercator_Auxiliary_Sphere

Parcel ID# _____



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

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as
_____ located on parcel(s)
_____ within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

[Signature]

Name

[Signature]

Name

Richard Trimmer

Applicant/Owner

4/21/26

Date

Douglas A Brown

Applicant/Owner

4-27-26

Date

Name

Applicant/Owner

Date

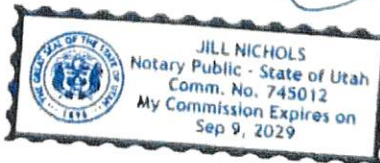
State of UTAH

County of WASHINGTON

On this 21 day of APRIL, in the year 2026, before me, JILL NICHOLS a notary public, personally appeared RICHARD D. TRIMMER, 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. [Signature]
(notary signature)

(seal)



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

Item 4.

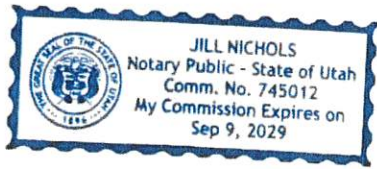
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) _____, 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

[Signature]
Property Owner

Subscribed and sworn to me this 21 day of April, 2026.



[Signature]
Notary Public

Residing in: ST. GEORGE

My Commission Expires: 9/9/29

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jared Madsen, Sky Engineering 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.

[Signature]
Property Owner

[Signature]
Property Owner

Subscribed and sworn to me this 21 day of April, 2026.

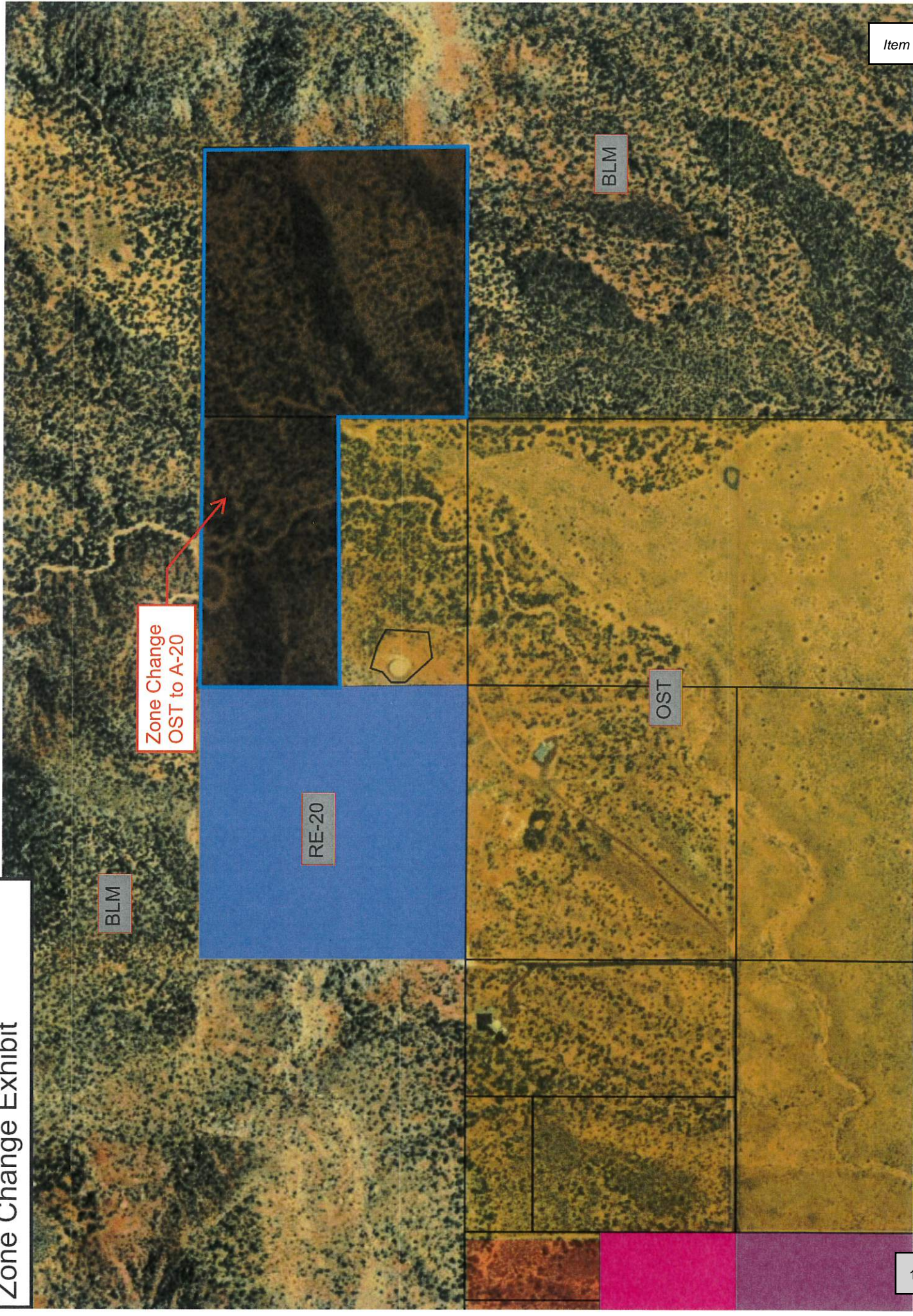


[Signature]
Notary Public

Residing in: ST. GEORGE

My Commission Expires: 9/9/29

Zone Change Exhibit





May 26, 2026

RE: NOTICE OF PUBLIC HEARING — ZONING MAP AMENDMENT REQUEST

Parcel Number: AV-1361-B AND NORTH 19.89 ACRES OF AV-1361-C

Approximate Situs Addresses: NORTHEAST OF RANCH RD, APPLE VALLEY, UT 84737

To Whom It May Concern:

You are invited to attend a public hearing to provide any input you may have, as a neighboring property owner, regarding a request to rezone the above-listed parcels from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20). The applicant has stated that the purpose is to allow lot split into three parcels for three homes.

Information about the AG-20 zoning regulations, including permitted uses and restrictions, is available at the Town Recorder's office or online at:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_Agricultural_Zone

The hearing will be held on Wednesday, June 10, 2026 at 6:00 PM (MDT) at the Apple Valley Town Hall, located at:

1777 North Meadowlark Drive, Apple Valley, Utah 84737

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

Town of Apple Valley

Attn: Planning and Zoning

1777 North Meadowlark Drive

Apple Valley, Utah 84737

or in person at the Apple Valley Town Hall.

Important Note:

Any owner of property included in the proposed zoning map amendment may file a written objection to the inclusion of their property. All written objections will be provided to the Apple Valley Town Council for consideration.

Sincerely,

Jenna Vizcardo

Town Clerk and Recorder

Town of Apple Valley



Proposal: Zone Change
Current Zone: OST
Proposed Zone: A-5
Acres: 20
Project location: AV-1378-G
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 20 acres in size. The purpose for the zone change is to prepare for a lot-split.

The property is currently zoned OST. Surrounding zoning is Agricultural to the north, east, south and OST to the west. The General Plan for this property Agricultural. The proposed Zone Change is in line with the General Plan 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 Plan as it would create larger lot sizes and help preserve the agricultural and historic heritage of Apple Valley. .

It appears access to the property is available from 1740 East. 1740 East does not appear to be a public road. Access easements may be needed for future development.



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

See Fee Schedule Page 2

Item 5.

Zone Change Application			
Applications Must Be Submitted By The First Wednesday Of The Month			
Owner: Jason Curtis	Phone: [REDACTED]		
Address: [REDACTED]	Email: [REDACTED]		
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) ProValue Engineering (Karl)	Phone: 435-668-8307		
Address/Location of Property: Appr. 1600 E 2500 S	Parcel ID: AV-1378-G		
Existing Zone: OST	Proposed Zone: A-5		
For Planned Development Purposes: Acreage in Parcel ²⁰		Acreage in Application ²⁰	
Reason for the request To subdivide property			

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

- A. The name and address of owners in addition to above owner.
- 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. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date 5/19/26
-------------------------	-----------------

Official Use Only	Amount Paid: \$ 1,800.00	Receipt No: 62029
Date Received: 5/20/26	Date Application Deemed Complete:	
By:	By:	



Town of Apple Valley

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

Parcel ID# _____

Item 5.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Jason Curtis am/are the applicant(s) of the application known as _____ located on parcel(s) _____ within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

[Signature]
Name

Jason Curtis
Applicant/Owner

5/19/26
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

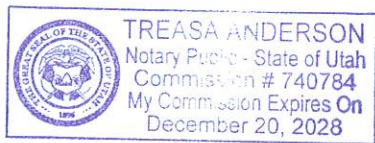
State of Utah)

County of Washington)§

On this 19 day of May, in the year 2026, before me, Jason Curtis a notary public, personally appeared Treasa Anderson, 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. Treasa Anderson
(notary signature)

(seal)



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

Item 5.

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Jason Curtis, 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.

Handwritten signature of Jason Curtis over a horizontal line, with the text 'Property Owner' printed below.

Property Owner

Subscribed and sworn to me this 19 day of May, 2020.



Handwritten signature of Treasa Anderson over a horizontal line, with the text 'Notary Public' printed below.

Notary Public

Residing in: Washington County

My Commission Expires: December 20, 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_____.

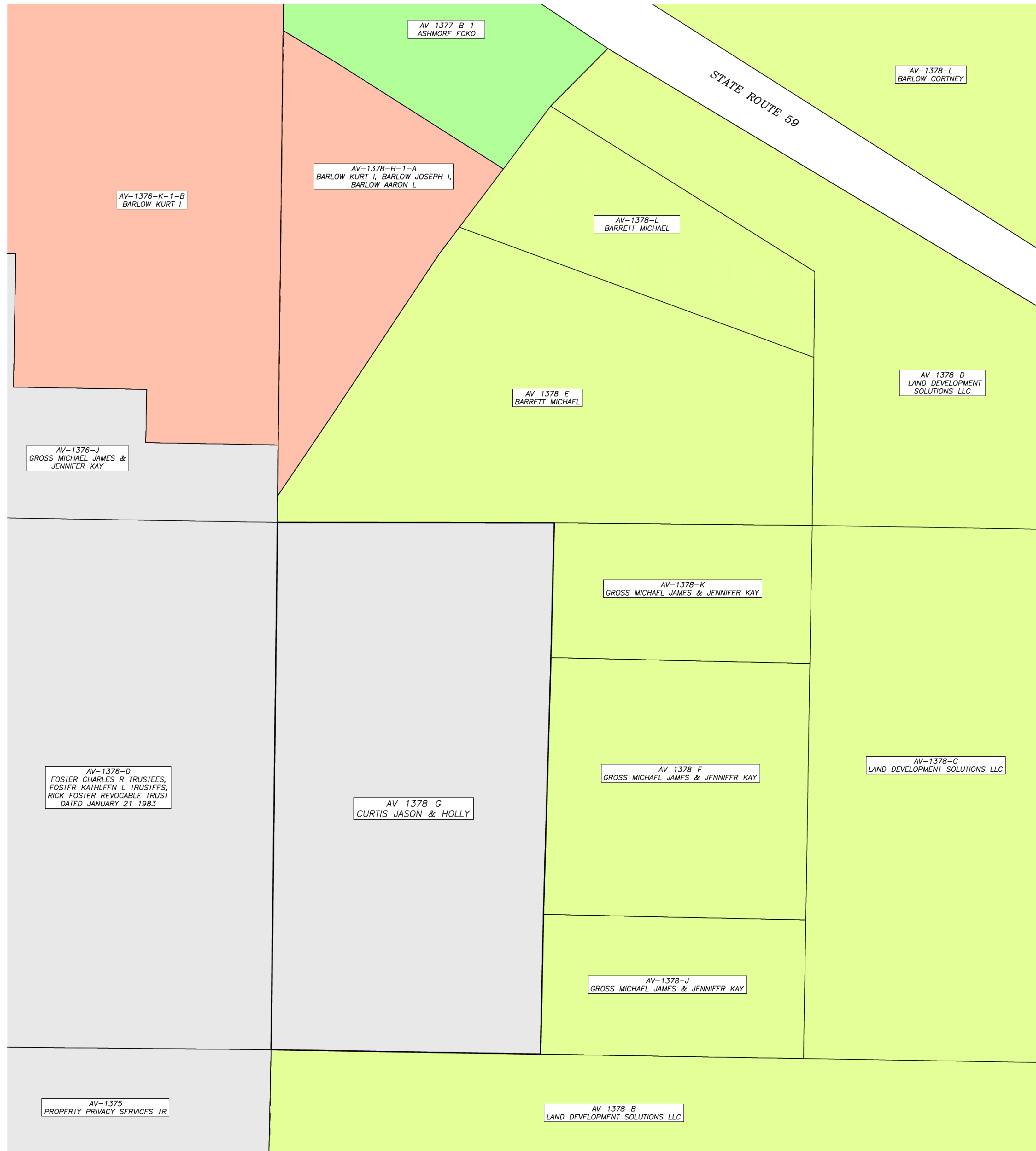
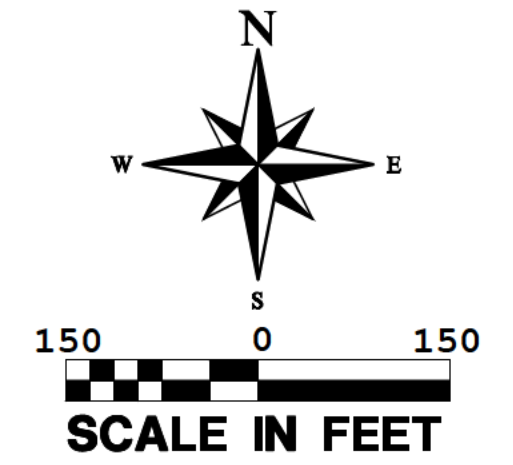
Notary Public

Residing in: _____

My Commission Expires: _____

EXISTING ZONE MAP FOR: JASON CURTIS

LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH



LEGAL DESCRIPTION

PARCEL #: AV-1378-G FROM DOCUMENT #: 20210011162

THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY RECORDER, STATE OF UTAH.

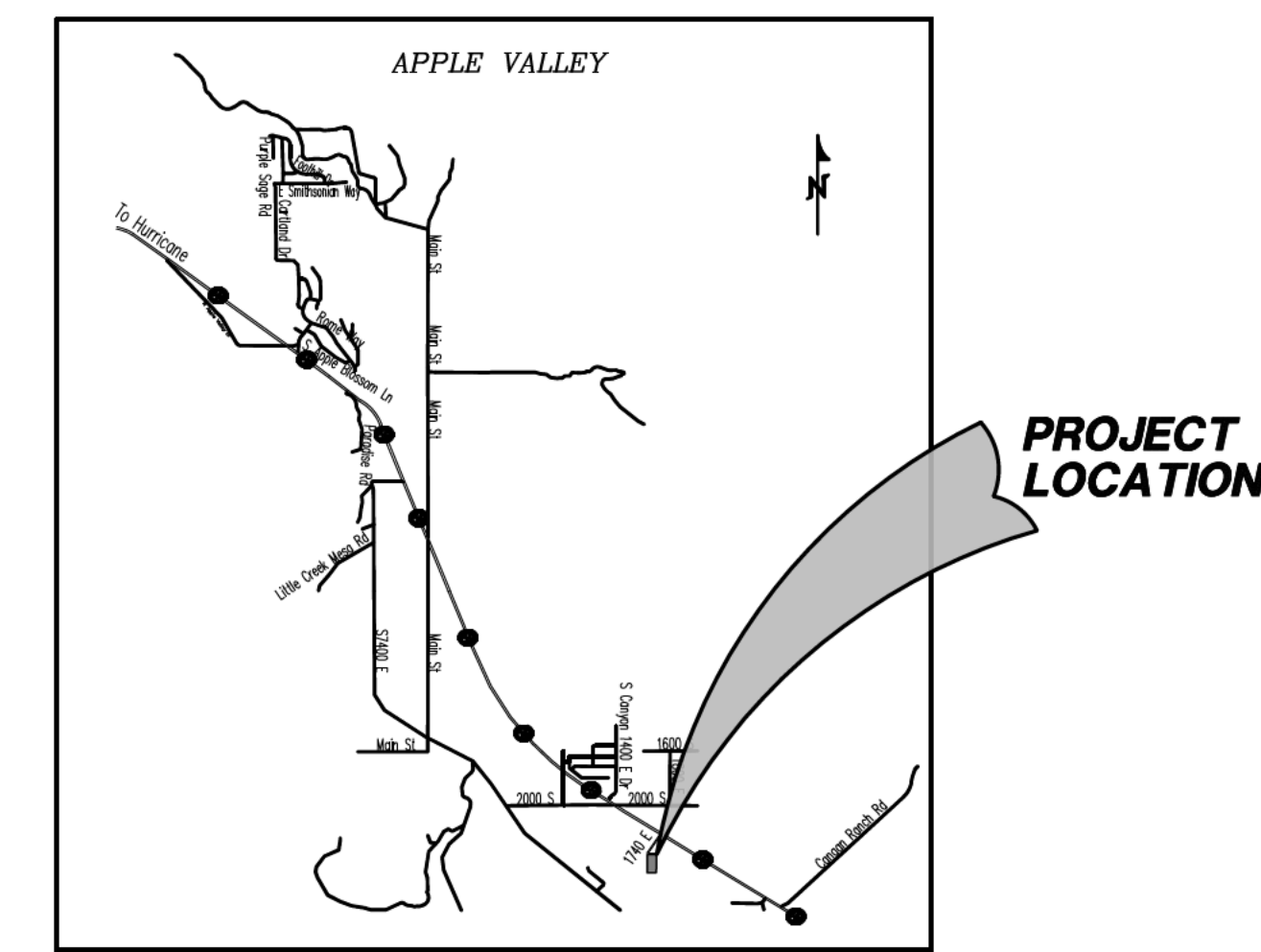
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ZONE A-X: AGRICULTURAL
- ZONE OST: OPEN SPACE TRANSITION
- ZONE RE-1: RURAL ESTATE 1
- ZONE A-5: AGRICULTURAL > 5 ACRES

NO	REVISIONS DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

EXISTING ZONE MAP FOR:
JASON CURTIS
LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH



VICINITY MAP
N.T.S.

OWNER(S):
CURTIS JASON & HOLLY
545 S 1530 W
HURRICANE, UT 84737

DATE	5/18/2026
SCALE	1" = 150'
JOB NO.	532-003
SHEET NO.	1 OF 2

