

TOWN OF APPLE VALLEY
Planning Commission
Hearing Notice

Public notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold a Public **Hearing** on **Wednesday, June 12, 2019, at 6:00 PM** at the Apple Valley Town Hall, 1777 N. Meadowlark Dr., Apple Valley, Utah.

Notice is hereby given that the Town of Apple Valley Planning Commission will consider the following recommendations to be forwarded to Town Council for approval:

Public Hearing for Jepson Canyon General Plan Map Amendments, Including Parcels AV-1337-A-1-A-1-A; AV-1340; AV-1341; AV-1347; AV-1352; AV-1353; AV-1338-A-1; AV-1338-A-2. These Parcels are currently identified as Residential Half Acre, Residential 1 Acre, and Commercial. The Amendment will change them to a varying mix of Residential Half Acre, Residential One Acre, Commercial, Parks, and Parks-Golf Course.

Interested persons are encouraged to attend public hearings or present their views in writing at least one day prior to the meeting.

CERTIFICATE OF POSTING: I, Michelle Kinney, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Hearing notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town Website www.applevalleyut.gov and sent to The Spectrum on the **28th day of May, 2019**.

Dated this 28th day of May, 2019

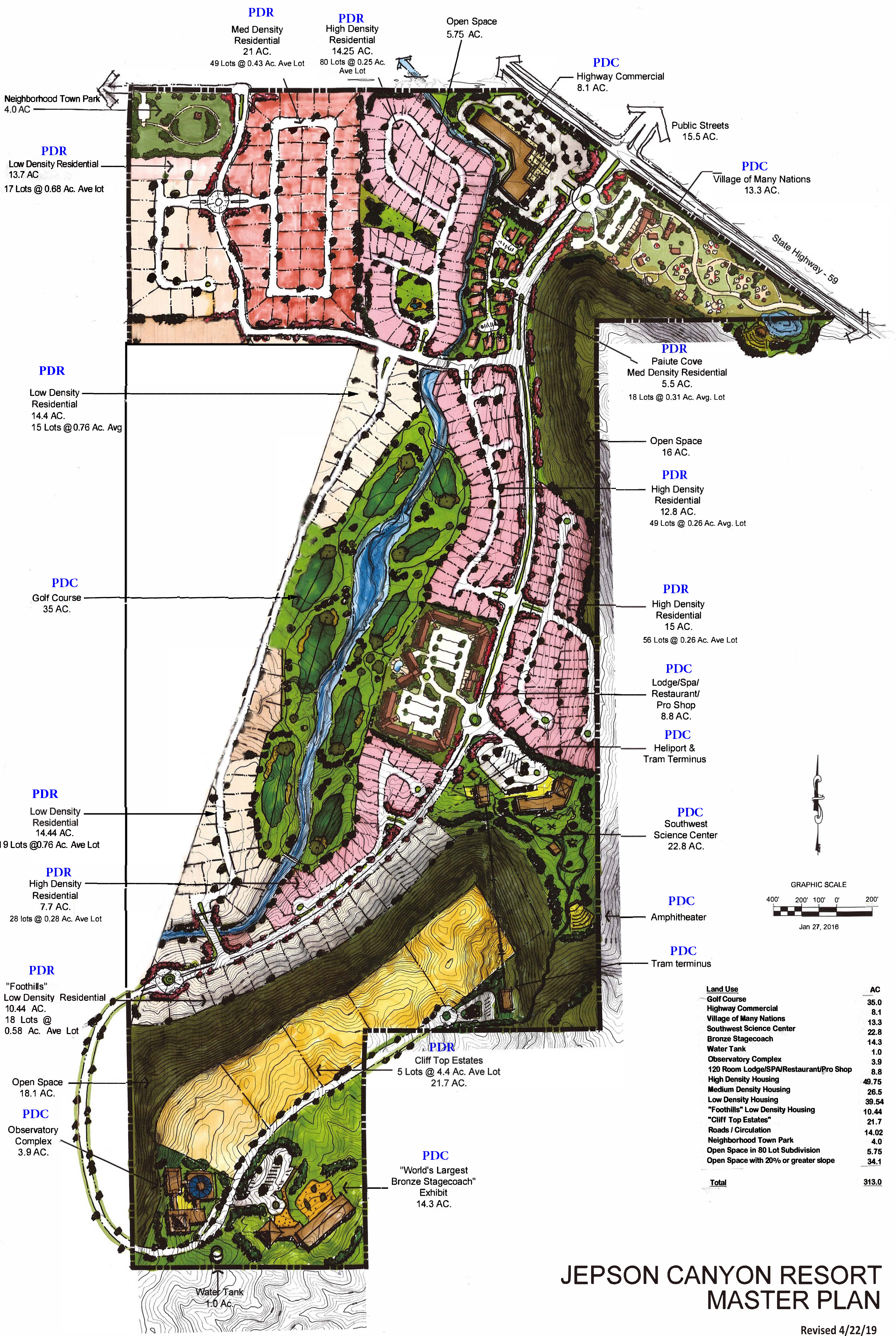
Michelle Kinney, Recorder
Town of Apple Valley

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations
(Including auxiliary communicative aids and services) during this meeting
should notify the town at 435-877-1190.

Item Attachment Documents:

Public Hearing for Jepson Canyon General Plan Map Amendments, Including Parcels AV-1337-A-1-A-1-A; AV-1340; AV-1341; AV-1347; AV-1352; AV-1353; AV-1338-A-1; AV-1338-A-2. Currently identified as Residential Half Acre, Residential 1 Acre, and Commercial to a Varying Mix of Residential Half Acre, Residential One Acre, Commercial, Parks, and Parks-Golf Course.



Neighborhood Town Park
4.0 AC

PDR
Low Density Residential
13.7 AC
17 Lots @ 0.68 Ac. Ave lot

PDR
Low Density Residential
14.4 AC.
15 Lots @ 0.76 Ac. Avg

PDC
Golf Course
35 AC.

PDR
Low Density Residential
14.44 AC.
19 Lots @ 0.76 Ac. Ave Lot

PDR
High Density Residential
7.7 AC.
28 lots @ 0.28 Ac. Ave Lot

PDR
"Foothills" Low Density Residential
10.44 AC.
18 Lots @ 0.58 Ac. Ave Lot

Open Space
18.1 AC.

PDC
Observatory Complex
3.9 AC.

Water Tank
1.0 Ac.

PDR
Med Density Residential
21 AC.
49 Lots @ 0.43 Ac. Ave Lot

PDR
High Density Residential
14.25 AC.
80 Lots @ 0.25 Ac. Ave Lot

Open Space
5.75 AC.

PDC
Highway Commercial
8.1 AC.

Public Streets
15.5 AC.

PDC
Village of Many Nations
13.3 AC.

PDR
Paiute Cove Med Density Residential
5.5 AC.
18 Lots @ 0.31 Ac. Avg. Lot

Open Space
16 AC.

PDR
High Density Residential
12.8 AC.
49 Lots @ 0.26 Ac. Avg. Lot

PDR
High Density Residential
15 AC.
56 Lots @ 0.26 Ac. Ave Lot

PDC
Lodge/Spa/ Restaurant/ Pro Shop
8.8 AC.

PDC
Heliport & Tram Terminus

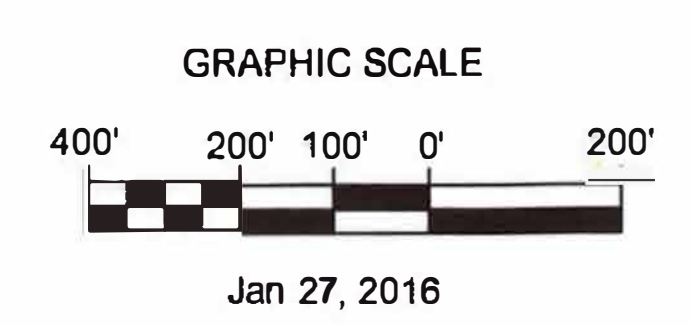
PDC
Southwest Science Center
22.8 AC.

PDC
Amphitheater

PDC
Tram terminus

PDR
Cliff Top Estates
5 Lots @ 4.4 Ac. Ave Lot
21.7 AC.

PDC
"World's Largest Bronze Stagecoach" Exhibit
14.3 AC.



Land Use	AC
Golf Course	35.0
Highway Commercial	8.1
Village of Many Nations	13.3
Southwest Science Center	22.8
Bronze Stagecoach	14.3
Water Tank	1.0
Observatory Complex	3.9
120 Room Lodge/SPA/Restaurant/Pro Shop	8.8
High Density Housing	49.75
Medium Density Housing	26.5
Low Density Housing	39.54
"Foothills" Low Density Housing	10.44
"Cliff Top Estates"	21.7
Roads / Circulation	14.02
Neighborhood Town Park	4.0
Open Space in 80 Lot Subdivision	5.75
Open Space with 20% or greater slope	34.1
Total	313.0

JEPSON CANYON RESORT MASTER PLAN

Revised 4/22/19