

TOWN OF APPLE VALLEY
Planning Commission
Hearing Notice

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY WILL HOLD A **PUBLIC HEARING** DURING THE **PLANNING COMMISSION MEETING ON WEDNESDAY, DECEMBER 9TH, 2020, AT 6:00 PM** AT 1777 N MEADOWLARK DR, APPLE VALLEY, UT 84737.

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the Planning Commission Meeting will be held electronically and will be broadcast via Zoom. Persons will be allowed to comment during the meeting via Zoom or by calling in. Meeting details and dial in phone numbers will be provided when the agenda for the meeting is published on the Town website or via <https://www.utah.gov/pmn>

Zoom Meeting ID: 852 6030 8322

The agenda shall be as follows:

1. Call to Order, Pledge, and Roll Call
2. Conflict of Interest Disclosures
3. Approval of Minutes for Prior Meetings
4. Administrative Applications Pending/Approved
 - a. Lot Split Applications
5. Public Hearings:
 - a. ZONE CHANGE of parcel: AV-1329 from Open Space (OS) to Rural Estate 1 Acre (RE-1.0).
Applicant; Travis Wells
6. New Planning Commission Business:
 - a. ZONE CHANGE of parcel: AV-1329 from Open Space (OS) to Rural Estate 1 Acre (RE-1.0).
Applicant; Travis Wells
7. Unfinished Planning Commission Business: (NONE)

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

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.



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

Zone Change Application

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

Name: Travis Wells		Phone: 208-589-5407	
Address: 1363 N Rome Way		Email: libbywells@infowest.com	
City: Apple Valley UT	State: UT	Zip: 84737	
Agent: (If Applicable) Craig Coats (Alliance Consulting)		Phone: 435-673-8060	
Address/Location of Property: NW 1/4 Section 29, T-42S R 11W, S.L.B. & M		Parcel ID: AV-1329	
Existing Zone: OS		Proposed Zone: Res 1 AC	
Reason for the request Proposed Subdivision			

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:	By:
Date Application Deemed Complete:	By:

ZONE CHANGE APPLICATION - GENERAL INFORMATION

PURPOSE

All lands within the Town are zoned for a specific type of land use (single family residential, multi-family, commercial, etc.). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the Town's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density to another. Or, it may be to an entirely different type of use, such as a change from residential to commercial. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

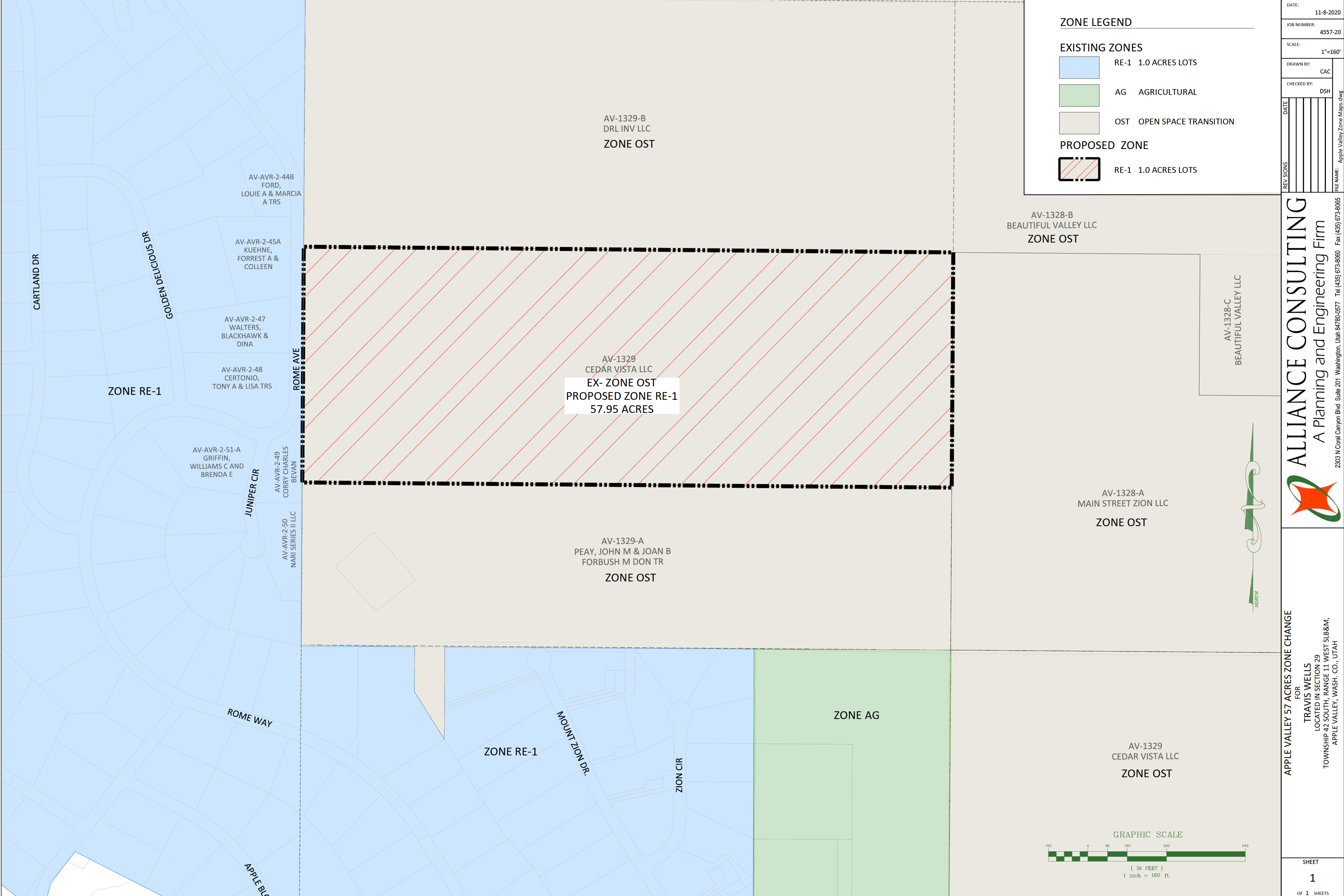
When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals Objectives and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways parks and recreation facilities police and fire protection schools storm water drainage systems water supplies and waste water and refuse collection

PROCESS

Submit a complete application After it is deemed complete staff will review the request and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the pub may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the Town Council of approval, approval with modifications, or denial of the zone change application

Upon receipt of the Planning Commission recommendation, typically one (1) week after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.



ZONE LEGEND

EXISTING ZONES

- RE-1 1.0 ACRES LOTS
- AG AGRICULTURAL
- OST OPEN SPACE TRANSITION

PROPOSED ZONE

- RE-1 1.0 ACRES LOTS

DATE:		11-8-2020	
JOB NUMBER:		4557-20	
SCALE:		1"=160'	
DRAWN BY:		CAC	
CHECKED BY:		DSH	
REV	NO	DATE	

ALLIANCE CONSULTING
A Planning and Engineering Firm
2303 N Coral Canyon Blvd Suite 201 Washington, Utah 84780-0577 Tel (435) 673-8060 Fax (435) 673-8065



APPLE VALLEY 57 ACRES ZONE CHANGE
FOR
TRAVIS WELLS
LOCATED IN SECTION 29
TOWNSHIP 42 SOUTH, RANGE 11 WEST SLB&M,
APPLE VALLEY, WASH. CO., UTAH

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.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

Residing in: _____

My Commission Expires: _____

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.



Cedar Vista LLC
Property Owner

[Signature]
Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Julia G. Lewis
Notary Public



AMENDMENT TO CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Base Filing fee: \$30.00.

Complete and submit the application in duplicate.

FILED EFFECTIVE

2017 OCT -2 AM 10:32

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:
Cedar Vista, LLC
2. The date the certificate of organization was originally filed : September 10, 2012
3. The name of the limited liability company is amended to:

4. The complete street and mailing addresses of the principal office is amended to:

(Street Address)

(Mailing Address, if different)
5. The mailing address for future correspondence (annual reports) is amended to:

(Address)
6. The name and address of the managers/members shall be amended as follows:
Add: ☐ Delete: ☒ Richard H. Miller 2150 South 1300 East, Ste 150, Salt Lake City, UT 84106
(Name) (Address)
Add: ☐ Delete: ☐ _____
(Name) (Address)
Add: ☐ Delete: ☐ _____
(Name) (Address)
7. Signature of a manager, member, or authorized person.
Printed Name: John K Bagley
Signature: [Signature]
Printed Name: _____
Signature: _____

Secretary of State use only

IDAHO SECRETARY OF STATE

10/02/2017 05:00

CK: 1050 CT: 346414 BH: 1605382
10 30.00 = 30.00 ORGAN AMEN #2

W117131

WALTERS BLACKHAWK & DINA
AV-AVR-2-47
1793 N ROME WAY
HURRICANE, UT 84737-4816

FULLMER SUSAN P, ET AL
AV-AVR-2-56
1584 N ROME WAY
HURRICANE, UT 84737

CLEVERLEY PAUL A
AV-AVR-2-37
1963 N ROME AVE
HURRICANE, UT 84737-4801

FORD LOUIE A & MARCIA A TRS
AV-AVR-2-44-C
1903 N ROME AVE
APPLE VALLEY , UT 84737

CORRY CHARLES BEVAN
AV-AVR-2-49
2573 LAKE ST
SALT LAKE CITY, UT 84106

RAINEY WORDELL J & DONNA ROSE TRS
AV-AVR-2-54
1360 E TELEGRAPH ST # 136
WASHINGTON, UT 84780

MAY FRANK C
AV-AVR-2-52-A
2135 CUMMINGS HWY
CHATTANOOGA, TN 37419

DRL INV LLC
AV-1329-B
5 ELIZABETH LN
DANVILLE, CA 94526

HENDEREK ROBYN, ET AL
AV-AVR-2-29
1758 N CARTLAND DR
APPLE VALLEY, UT 84737

JEFFS CAROLE J
AV-AVR-2-36
1871 N GOLDEN DELICIOUS DR
HURRICANE, UT 84737

CEDAR VISTA LLC
AV-1329
PO BOX 122
REXBURG, ID 83440

LEGRAND JOHN D & HEATHER A
AV-AVR-2-41
1933 N ROME AVE
HURRICANE, UT 84737

MAY FRANK C
AV-AVR-2-52-A
2135 CUMMINGS HWY
CHATTANOOGA, TN 37419

CERTONIO TONY A & LISA TRS
AV-AVR-2-48
2152 S ANGEL HEIGHTS DR
HURRICANE, UT 84737

DEWEY JOSHUA
AV-AVR-2-32
1781 N GOLDEN DELICIOUS DR
APPLE VALLEY, UT 84737

MILDON BRENT K TR
AV-AVR-2-42
PO BOX 124
OAKLEY, UT 84055-0124

BEAUTIFUL VALLEY LLC
AV-1328-B
550 N 160 W CIR
SAINT GEORGE, UT 84770

EWELL DWAYNE, ET AL
AV-AVR-2-41-B
PO BOX 74
TOQUERVILLE, UT 84774-0074

HURST HENRY WAYNE & PEARL K
AV-AVR-2-51
1744 N ROME WAY
APPLE VALLEY, UT 84737

CHAPPELL DOUGLAS W
AV-AVR-2-33
1791 N GOLDEN DELICIOUS DR
APPLE VALLEY, UT 84737-4831

PORTER JEFFRY RANDALL & LOLA CLAIRE TRS
AV-AVR-2-56-A
2426 W SPENCER CREST DR
BLUFFDALE, UT 84065

NELSON PRICE W & CONNIE M TRS
AV-AVR-2-35
1851 N GOLDEN DELICIOUS DR
HURRICANE, UT 84737-4870

FECHSER JOHN
AV-AVR-2-55
1604 N ROME WAY
APPLE VALLEY, UT 84737

PEAY JOHN M & JOAN B
AV-1329-C-1
1617 N MOUNT ZION DR
APPLE VALLEY, UT 84737-4884

BARLOW SAMUEL P
AV-AVR-2-43
1924 N ROME AVE
HURRICANE, UT 84737

CAM ALPAY
AV-AVR-2-57
4759 HACKAMORE DR
LAS VEGAS, NV 89103

KUEHNE FORREST A & COLLEEN
AV-AVR-2-45-A
1833 N ROME AVE
APPLE VALLEY, UT 84737

GUNN MARK W, ET AL
AV-AVR-2-53
1644 N ROME WAY
APPLE VALLEY, UT 84737-4817

BILANCIA SUZANNE M
AV-AVR-2-52
1664 N ROME WAY
APPLE VALLEY, UT 84737

DUVAL LAMBERT L
AV-AVR-2-34
1821 N GOLDEN DELICIOUS DR
HURRICANE, UT 84737

NARI SERIES II LLC

AV-AVR-2-50
261 ANTELOPE VILLAGE CIR
HENDERSON, NV 89012

PEAY JOHN M & JOAN B, ET AL

AV-1329-A
1617 N MOUNT ZION DR
APPLE VALLEY, UT 84737-4884

GRIFFIN WILLIAM C & BRENDA E

AV-AVR-2-51-A
1727 N JUNIPER CIR
APPLE VALLEY, UT 84737-4848

FORD LOUIE A & MARCIA A TRS

AV-AVR-2-44-B
1903 N ROME AVE
APPLE VALLEY , UT 84737

RIDING STEWART, ET AL

AV-AVR-2-46-A
41203 N HARDESTY
ELK, WA 99009

DARGER DAN R & IDA J

AV-AVR-2-30
1733 N ROME WAY
HURRICANE, UT 84737

MAIN STREET ZION LLC

AV-1328-A
11505 RIVOLLI DR
RENO, NV 89521

WILSTERMAN JOSEPH & BRITNIE K

AV-AVR-2-40
1892 N GOLDEN DELICIOUS DR
HURRICANE, UT 84737-4870



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

November 20th, 2020

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1329
Address: NW ¼ Section 29, T-42S R 11W, S.L.B. & M.

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from OS/OST (Open Space/Open Space Transition Zone) to RE-1 (Rural Estate 1-Acre) for the purpose building homes. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

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

The hearing will be held **December 9th, at 6:00 PM**. MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning Administrator, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

The acting Planning and Zoning Administrator can be reached by phone at (435) 877-1190, or by email at administrator@applevalleyut.gov. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

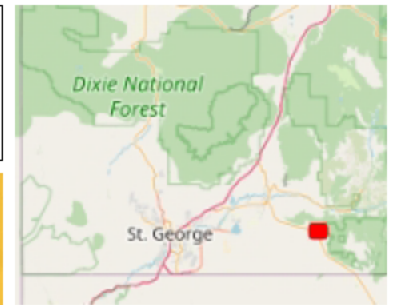
John Barlow,
Finance Director
Phone: (435) 877-1190
Fax: (435) 877-1192
www.applevalleyut.gov



Mayor Marty Lisonbee
Council Members: Debbie Kopp, Paul Edwardsen, Mike McLaughlin, and Dale Beddo



Apple Valley



Legend

- County Boundary Outline
- CountyMask
- Building Outlines
- Roads**
 - Interstate
 - State Route
 - Major
 - Minor
 - Dirt
- Waterbodies
- Watercourses**
 - <all other values>
 - Santa Clara River
 - Virgin River
- Hillshade**
 - High : 238
 - Low : 4
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources



Notes

3,009.3 0 1,504.66 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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.



Apple Valley AV-1329

Parcel 2 of Document No. 20170037242

The Northwest Quarter, Less and Excepting the South 40.0 acres (As measured along the South line) of the Northwest quarter of Section 29, Township 42 South, Range 11, West, Salt Lake Base and Meridian; Also Less and Excepting the following: Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South $89^{\circ}57'52''$ East along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South $0^{\circ}05'25''$ East along the quarter Section line 1019.60 feet; thence North $89^{\circ}57'52''$ West 2639.41 feet to a point on the Section line; thence North $0^{\circ}06'46''$ West along the section line 1019.60 feet to the point of beginning.