SPECIAL PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, January 20, 2022 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 **Thursday, January 20, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell
Commissioners | Richard Fischer | Lee Fralish | Forrest Kuehne | Jeri-Burhorn Politte

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, 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/82243575805
if the meeting requests a password use 1234
To call into meeting, dial (253) 215 8782 and use Meeting ID 822 4357 5805

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

APPROVAL OF MINUTES

1. MINS: 12.01.2021

HEARING ON THE FOLLOWING

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Discussion and possible action on Nomination and election of chairperson.
3. Discussion and possible action on Nomination and election of vice-chairperson.
4. Discussion and possible action on Introduction of Land Use 101 online course.
   Discussion of attending this online course at a meeting of the Planning Commission in February or March. https://extensioncourses.usu.edu/product/land-use-101-powers-and-duties/
5. Discussion and possible action on AV-1366-D-1. Zoning change application continued from December meeting. Owner Zion Tiny Homes Matt Jessop.
6. Discussion and possible action on AV-1318. Zoning change application continued from December meeting. Owner Nancy Bradshaw Tr. Applicant Travis Holm.
7. Discussion and possible action AV-2184 & AV-2165. Zoning change application continued from December meeting. Owner: Ciel Holding LLC & Colony Partners LLC. Application by Travis Holm.
8. Discussion and possible action on AV-1343-A-1. Zoning change application continued from December meeting. Owner: TLW Investments, Travis & Libby Wells. Agent Alliance Consulting.
9. Discussion and possible action on AV-1329. Zoning Change application continued from December meeting. Owner: TLW Investments, Travis & Libby Wells, Agent Alliance Consulting.
10. Discussion and possible action on AV-1319-A. Preliminary Plat application continued from December meeting. Owner: Was 2000 Main LLC now its KDLR LLC & K&D Family LLC. Agent: Was Stout Holm, now the owner.

11. Discussion and possible action on AV-1325, AV-1326, AV-1327, AV-1345, AV-1346 & AV-1348-A. Preliminary Plat application continued from December meeting. Owner: Was 2000 Main LLC, now its KDLR LLC & K&D Family LLC. Agent was Travis Holm, now owner.

ADJOURNMENT

I, Jenna Vizcardo, as duly appointed Clerk 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 on January 18, 2022

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.

APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 01, 2021 at 6:00 PM

DRAFT MINUTES

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, December 01, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell
Commissioners | Janet Prentice | Richard Fischer | Lee Fralish | Wenn Jorgensen

Clerk | Jenna

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: 824 2963 4809
Zoom Meeting Passcode: 1234
If the meeting requests a password use 1234
Zoom Link: ***https://us02web.zoom.us/j/82429634809***

Chair Angel CALL TO ORDER – ROLL CALL & PLEDGE OF ALLEGIENCE

All Planning Commissioners present

Statement made by Chair Angell to remove item 13. Dayton Hall (Town Attorney) recommended to wait and discuss at that time since it was posted that way.

Chair Angell reads statement of a Republic. He states that we have a microcosm of a Republic here and our allegiance is to this Republic of Apple Valley; the planning commission in particular represents the town. We're going to be looking at quite a few applications from people who wish to bring change to Apple Valley

1. Chair Angell states: Application for a zone change tells the applicant what criteria we will use to determine if the request is in the best interest of our Republic. These are the criteria we are going to use to determine our recommendations. Proposed Amendments need to be consistent with goals, objectives, and policies of the town's General Plan. A copy of the General Plan can be found on the town's website. Encourages citizens to review plan. Plans to review General Plan with lots of input from as many of the town citizens as possible.
    a. Chair Angell reads from General Plan regarding Residential development
    b. Reads General Plan and lists 4 requirements that are needed to approve a Proposed Amendment.

Chair Angell states: 2 minute time period on Public Opinion.
Chair Angell asks town staff to provide receipts showing the amount and date of application fees for the applicants in front of them this evening. He had requested this information on November 24th, 1 week ago. Asks Mayor Beddo if the planning commission provides the town with a 10 minute recess, would the town get that information for him. Mayor Beddo states that the fees are private. Chair Angell states that the town cannot process a zone process verification application if we can't verify that that fee has been paid. Clerk Jenna said that she can give him the information tomorrow. Chair Angell said he would

give Clerk Jenna to the end of the public meeting to get that information. Stresses need to follow formula of application. The very first thing is a checklist verifying that the fees have been paid. Dayton Hall recommendation: When each item comes up on the agenda, have the town clerk to confirm that the receipts have been paid.

Allen Angel made statement that he has asked for assistance by Hurricane City Planning Staff - Frank Lindhart, resident, was asked to help review applications for this meeting based on criteria mentioned earlier.

NO CONFLICT OF INTEREST DISCLOSURES

APPROVAL OF MINUTES

1. **PC Minutes DRAFT 10.06.2021**- Table approval of minutes. Chair Angell asks for updated minutes with motions specifically cited.

HEARING ON THE FOLLOWING

2. **ZONE CHANGE APPLICATION FOR AV-1365-E FROM OPEN SPACE TO RE-10: APPLICANT DENNIS CLARK**

Dennis Clark is not in attendance. Chair Angell asks if there is anyone to represent him. Someone (did not disclose name) states that he wants to build 1 single dwelling house on the property.

Chair Angell opens up public hearing: No Comments

Chair Angell closes public hearing.

Motion: Commissioner Prentice moves to go to item 10. Chair Angell decides to stay in order of agenda since Applicant Dennis Clark is not in attendance.

3. **ZONE CHANGE APPLICATION FOR AV-1329-B FROM OPEN SPACE TO SF-1.0: APPLICANT LADD MACDONALD**

Overview from App: We would like to request zone change to SF-1. States when property was bought 16-17 yrs ago, it was zoned R-1. When the process was started they realized it was zoned OST. Think that R-1 fits the town and matches the lots nearby and would be a good addition to the town. 62 Acre parcel.

Chair Angell opens up public comment:

Walter Josey 1224 N Rome Way – Asks how many acres are 1 acre zoned and how many acres are the ½ acre.
Chair Angell states that they are all 1 acre lots.

Patty (online) asks about location of parcel.
Commissioner (not sure who it is) responds: Located off Rome Avenue-North of new construction on Rome Ave, past water tank, doesn't go to Main street but has an easement to Main Street.

Question about infrastructure.
Chair Angell states that questions will be addressed at the end.
Question about how many lots.
Commissioner: 56 lots

Margaret Ososki Pinion Way - If that property is above Wells Property are they going to assist in retention basins.
Chair Angell responds "Good Question"

Chair Angell closes public comment.

4. **ZONE CHANGE FOR AV-1366-D-1 FROM OPEN SPACE TO SF-.25: APPLICANT NORTHERN ENGINNERING (AGENT: BRANT TUTTLE)**
5. Property is directly 9.2 acres plan patio homes withdrawn single family lots. Need to be at .25 lots for sewer system tying onto main road two accesses Smithsonian Dr.
6. Brittia Nelson 1396 Cedar this subdivision is high density goes against plan not coherent with existing housing going against our plan.

Hearing Closed.

Read on record- Levi and Jennie Shepherd Questions and Concerns

RE: NOTICE OF PUBLIC HEARING – RE-ZONE REQUEST

Parcel Numbers: AV-1366-D-1

LEVI and JENNIE SHEPHERD QUESTIONS & CONCERNS

1) With already constrained water resources, how does Apple Valley plan to support nearly 40 additional Single Family Residential homes?

2) How does Apple Plan to Address sewage – With nearly 40 .25 acre lots, how is the development going to manage 40 home's waste septic systems? Can 10 acres handle 40 septic systems without polluting water sources?

3) What does this mean for Pacific Power customers who are already relying on a strained power grid that has constant power outages, can the power grid handle an additional 40 Single Family Residential homes?

4) What plans does Apple Valley have for water runoff from surrounding fields – is there going to be retention pounds for the property? There is already flooding form the surrounding land when it rains.

5) How does Apple Valley plan to keep its community safe and keeping crime at a minimum?

a) There is no Sherriff/Police department in close proximity for an additional 40 homes.

b) There is no Fire department in close proximity for an additional 40 homes.

c) No School zones for children

d) Traffic – there is already an abundance of speeders that go 70, 80, 90+ MPH on highway 59

6) Apply Valley infrastructure is already struggling to keep up with current growth with already approved communities. How will the city structure itself to handle such rapid growth?

a) Strained staffing for basic city functions such as, but not limited to - Water and Sewer, Admin & Finance, Fire department, Roads, Code Enforcement, Building Department, etc.

7) Last concern is property values for surrounding homes. Most if not all sought this place for the large country style lifestyle. With small lot and patio homes what will this do for home values? Appraisers already have a hard time comping homes in the valley.

5. ZONE CHANGE APPLICATION FOR AV-2184 AND AV-2165 FROM OPEN SPACE TO CABIN OR TINY PARKS ZONE AND PLANNED DEVELOPMENT ZONE AND RE-1.0: APPLICANT STANDARD DEVELOPMENT

App: Travis Holm—What we have zone change 889 parcel west side of the valley all land surrounded by gooseberry mesa- majority 1 acre lots some 1 acre.

Margaret: How many cabins? Tiny Homes? Where on the road of 59 or back. Estimate with prelim plat here just for zone change.

6. ZONE CHANGE APPLICATION FOR AV-1343-A-1 FROM OPEN SPACE TO RE-1: APPLICANT TRAVIS AND LIBBY WELLS

Craig with alliance consult representing: This particular parcel 40 acres north off highway southeast East off gas station- Access from North side coming down from Main Street

Josey commented on flood plain control

7. ZONE CHANGE APPLICATION FOR AV-1329 FROM OPEN SPACE TO RE-1 AND SF-1: APPLICANT TRAVIS AND LIBBY WELLS
160 acres requesting RE-1.

No public comments.

8. ZONE CHANGE APPLICATION FOR AV-1313-D-1 FROM AGRICULTURE TO SF-.50: APPLICANT 2000 MAIN LLC

App: Travis Holm—What we have zone change 889 parcel west side of the valley all land surrounded by gooseberry mesa- majority 1 acre lots some 1 acre.

Margaret: where are we getting the water for all these homes?

Brad Mamon 1063 E big pinion ln Comment made by resident that didn't announce his information about infrastructure

Jerry Polite made comment on water why are we building.

Travis Holm made comment about water- out situation is different 2300 acre double the amount of The Town of Apple Valley. Unique situation 11 wells 6 more wells willing to connect to city water system.

Closed public hearing.

9 ZONE CHANGE APPLICATION FOR AV-1318 FROM AGRICULTURE TO SF-.50: APPLICANT STANDARD DEVELOPMENT LLC

10 No pubic comments

9. App: Travis Holm—What we have zone change 889 parcel west side of the valley all land surrounded by gooseberry mesa- majority 1 acre lots some 1 acre.

DISCUSSION AND POSSIBLE ACTION ITEMS

10. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1365-E FROM OPEN SPACE TO RE-10: APPLICANT DENNIS CLARK
Frank Lindhardt made comment this application met all criteria
Zone plane rules read from "Hurricane City"
Planning Commission request to appear missing- this is just housekeeping.
Zone Change Rules/Question read by Frank Lindhardt.
Water is to the property and water meter is there- Recommendation approves.

Janet Prentice Motion to approve
All utilities available
All motioned yay.

11. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR LOT AV-1-3-5-211: APPLICANT ALLRED HEBER
136.62 Acres Application fee $1500. They got zone change recently- zone change clarification is needed. The motion was Allen approved approved these 3 zones, what when where-deal with preliminary plat
From Application form:
Does this proposed subdivision front a public dedicated road-?
Is letter from adjacent – yes
Letter from BBWD- no
Easement-yes
Waterways-n/a
Average lot size minimum- it does not
Lot size frontage-yes
Property affected hillside ordinances-no
Sidewalks should be included- no road to south
Lots have major arterial- no
Major collector road 85 grade- n/a
Maps marks with street grades- n/a
Is phasing plan-no
Recommendation is to table
Janet made motion to table until Jan 2022 to allow applicant items missing or incomplete.
Review Form
1 Letter from BPSW
2 Easements needed
3 Average not size does not meet zoning
4 Does not meet road standards not stubbed
5 Needs phasing plan-
6Commercial properties needs preliminary site plan
Motioned passed

TC review recently approved zone change application because it does not match

12. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1329-B FROM OPEN SPACE TO SF-1.0: APPLICANT LADD MACDONALD

Frank Lindhardt made comment: Applicant confirmed price of $2044.50
Read the zone change applications one inaccuracy but small of so minor
Zone Changes read
Would adverse properties if access is Rome Way- Not adequate because Rome way is not meant to be collector road. Also serious questions about water and sewer are issue. Frank recommends to not approving due to non-adequate services

Wenn Jorgensen wants to confirm that there were 2 deeds. Zone Change if they have plans to avoid using Rome Way-easement going to main street town would benefit going to gubler way

Travis Holm said he could give access.

Allen Angel reluctant to do zone change on promise. Richard Fischer says meets General maps

Allen Angel and Richard Fischer had meeting about the zone changes.

Allen Angel makes motion to recommend denial
While it meets minimum requirements this doesn't meet that predominantly should be large lots-5 acres. Rome Way is not meant to be collector road. Significant problem with water supply and sewer
Motioned all, Richard Fischer opposes.

13. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR AV-1329-B, APPLICANT LADD MACDONALD-
Allen Angel made motion to table due to ZC being tabled
Motion is made all ayes

14. DISCUSSION AND POSSIBLE ACTION ZONE CHANGE FOR AV-1366-D-1 FROM OPEN SPACE TO SF-.25: APPLICANT NORTHERN ENGINNERING (AGENT: BRANT TUTTLE)

Frank Lindhart made comment 9 acres in CP. OST to SF-.25. GP shows to be commercial piece. Proposed zoning does not match general plan therefore should've requested general plan amendment prior to zone change application.

Janet made motion to table. Ay table

Steps needed

1. Complete zone change application corrected.
2. Address master plan- address if needed general plan amendment is needed. Come in as general plan amendment. Thought from PC. General Transportation Plan.
   Lee made comment about general plan to

Dayton Hall made suggestion

Considerations and elements. Feasible zone change application where all are not met but other reasons that counter-react. We are looking at these as elements and not considerations.

Consideration for zone change. Scenarios meets others considerations ordinance does not technically to remove general plan amendment to apply for zone change.

15. DISCUSSION AND POSSIBLE ACTION PRELIMINARY PLAT APPLICATION FOR AV-1366-D-1, APPLICANT NORTHERN ENGINNERING (AGENT: BRANT TUTTLE)

16. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR LOT AV-2184 AND AV-2165 FROM OPEN SPACE TO CABIN OR TINY PARKS ZONE AND PLANNED DEVELOPMENT ZONE AND RE-1.0: APPLICANT STANDARD DEVELOPMENT

Frank Lindhart commented- Problem with owner agent. Table

1 No evidence application was fee paid

Provide ownership affidavit matching warranty

Property map showing existing class

Property map abutting

Allen Angel made motion to table to include warranty deed and updated map with table

All motion passed- missing documentation.

Planning

17. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1343-A-1 FROM OPEN SPACE TO RE-1: APPLICANT TRAVIS AND LIBBY WELLS

Frank Lindhardt read zone change recommendation

Did not provide accurate map abutting or existing. Warranty deed

18. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1329 FROM OPEN SPACE TO RE-1 AND SF-1: APPLICANT TRAVIS AND LIBBY WELLS

Frank Lindhardt made comment: This is completely overwhelming.

Janet made motion January 2022. With Frank Lindhartdt's items

All Motioned Aye.

Warranty Deed

Provide existing maps

Adjacent property

19. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1313-D-1 FROM AGRICULTURE TO SF-.50: APPLICANT 2000 MAIN LLC

Missing proposed zones.

Conversation with Frank Lindhart about the applicant confusion with map. Did not provide legal description of zone and did not provide preliminary report. Has own water to tie into Town.

Proposed location of zone. Maps showing abutting properties. Along hwy 59 was already approved for zoning.

Application

Allen Angel makes recommendation that appear before Planning Commission. All applicants have 2 applications to complete.

Merritts- current zone agricultural-proposed zoning SF .50

Not consistent with general plan

Has shown map but all sf.50 maps shows something different

Overall harmonious- there isn't out there closest 1 acre lot in Gooseberry, OST. Though all 1 acre. Desert Rose that is connected has already been approved for ½ acre is consistent.

#4 Is there adequate services- Access off hwy 59 however goulds wash sensitive lands, towns

Sewer- Large underground system

Allen Angel concerns to item #1

Travis Holm makes comment that to the north and south have been already approved for this zone.

Lee made comment that there has been zone change on both sides and they can't really deny.

Allen Angel is excited and made comment that he is excited to have water coming to the town. Janet commented on water storage.

Lee Fralish makes motion to Approve with acreage 70.84 AV-1313-D-1

Send to TC for Approval

All passed, aye- PC Recommends 4-0

20. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1318 FROM AGRICULTURE TO SF-.50: APPLICANT STANDARD DEVELOPMENT LLC
    Frank Lindhart suggested preliminary title report. Allen Angel makes comment that this is the end of the year and we have a lot of requests. Travis Holm made comment that if we could be lenient

Warranty Deed application needs to be provided

Janet makes motion to table until January 2022 to all time to submit items. With items

Preliminary title report and warranty

Allen Angel from PC Make consider general plan amendment

Motion passed- Aye

21. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR LOT AV-1319-A: APPLICANT 2000 MAIN

Motion TC review zoning

Frank Lindhart made comment.

No Letter from Service district- not present

Is there tentative plan for drains:

No collector roads:

Janet to make motion to table to Jan 2022 that all of Franks. May 22, 2019 12-5 acre lots

All motioned- pass

1. Proposed subdivision does not front a
2. Letter from from access
3. Letter from big plains
4. Drainage plans, canals and easements
5. Review hillside ordinance, make sure complies
6. Roads up to standards
7. Grades for proposed streets that do not exceed 5%
8. Warranty Deed needed

22. DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR LOT AV-1345,1327,1326,1346,1348-A: APPLICANT 2000 MAIN

Current zone

No warranty deed

Proposed subdivision front a public road- yes it does on Main Street

Adjacent from letter-n/a

Big plains letter- Ordinance

Waterways consideration, canals- no

Drainage easement- no

Easements from- no

Min average lot size- no

Sensitive hillside ordinance- yes

Missing minimum collector roads-yes

Missing sidewalks

Missing Main Street stubbing out

Direct access to collector road not allowed- yes

No grades-

No grades marked

All vertical contours not greater than 5 feet.

No phasing plan

No double front lots

No ownership marked

Is any property affected by hillside ordinance-

Janet made comment that general plan amendment is needed but since

Janet made motion to table Jan 2022 items identified

All motioned aye3.0

1 warranty deed

3. Big plains water letter showing consideration and approval and letter from state.
4. Tentative plan for drainage
5. Waterways, canals identified and realifend
6. Easements for water sewer utility
7. Ave lot size
8. Min width lot size shown
9. Hillside ordinance compliance
10. Roads meet town standards
11. Stubbed out roads to adjacent, if temporary show turn-around
12. No lots access collector
13. Maps collector roads grade
14. Street grade
15. Phasing plan

Date Approved: _____

_____
Chair | Allen Angell

Attest BY:_____
Jenna Vizcardo, Town Clerk/Recorder

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: NORTHERN ENGINEERING		Phone: 801-802-8992	
Address: [redacted]		Email: bkuttleengi@utah.com	
City: OREM	State: UTAH	Zip: 84097	
Agent: (If Applicable) BRANDT TUTTLE		Phone: 801-380-2114	
Address/Location of Property: Chaparral Dr./ Joshua St. - SR 59		Parcel ID: AV-1366-D-1	
Existing Zone: OPEN SPACE TRANSITION		Proposed Zone: SF-.25	
Reason for the request: Create patio homes on north side of SR-59 and west of Cedar Point intersection, Create 21 patio home lots on 9.26 acres			

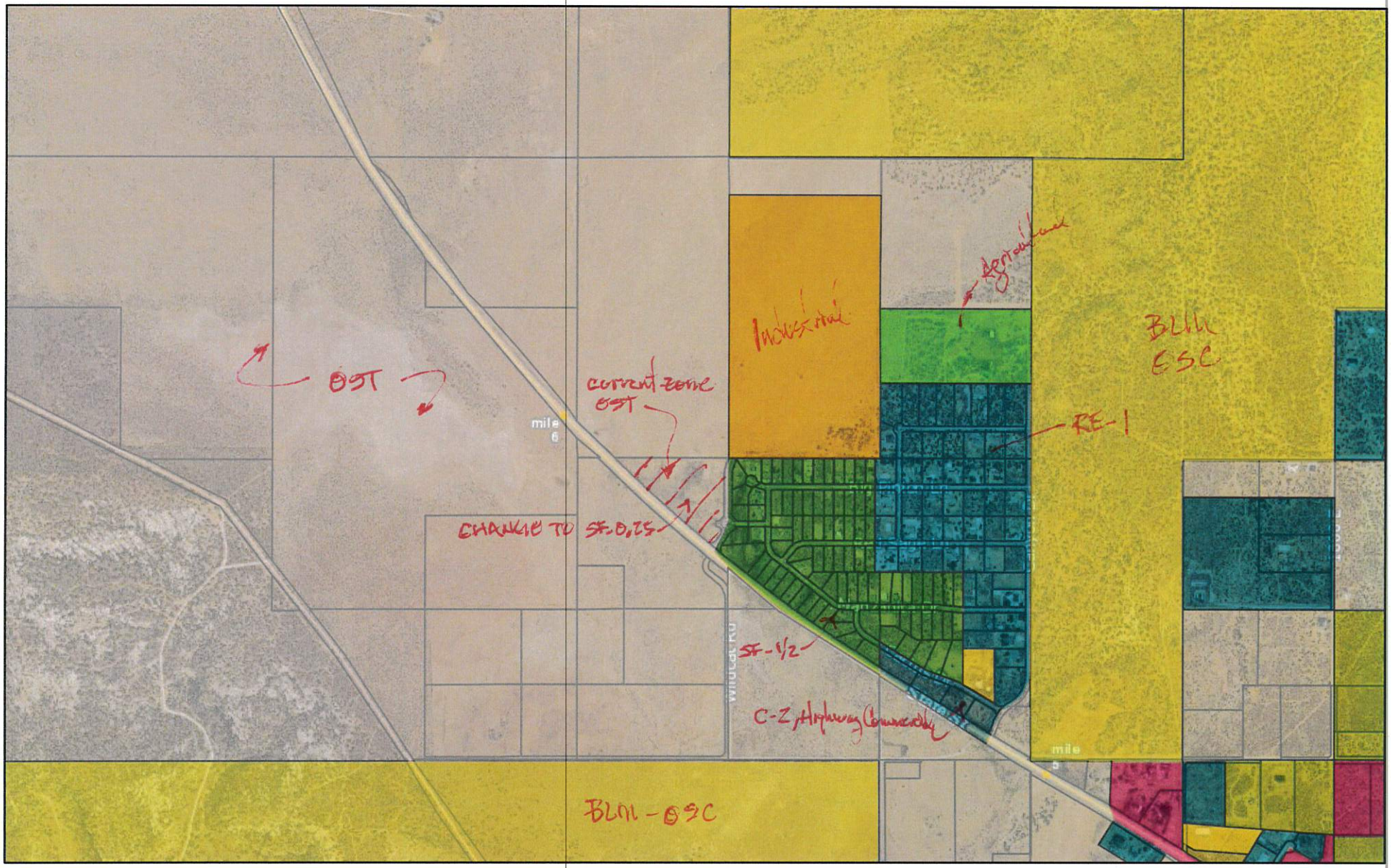
Submittal Requirements: The zone change application shall provide the following:

- ☑ A. The name and address of every person or company the applicant represents
  MATT Jessop, Manager, Vistas @ Cedar Point, LLC; 2024 So. Building Staff Lane, Apple Valley, email: rmjessop@yahoo
- ☑ 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 10/4/21 paid fee V# 12264	
Date Received: 10/4/21	By: JW
Date Application Deemed Complete: 10/7/21	By: JW

Apple Valley Zoning Districts



9/9/2021, 10:45:51 AM

1:18,056

0 0.13 0.25 0.5 mi

0 0.17 0.35 0.7 km

Zoning Districts

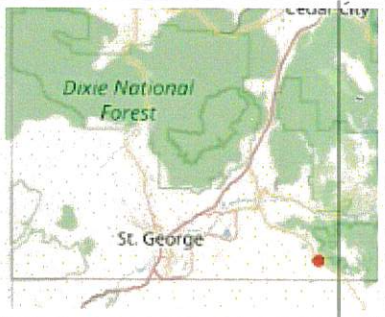
- A – Agricultural
- C-1 – Convenience Commercial
- C-2 – Highway Commercial
- C-3 – General Commercial
- I-1 – Industrial
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development

Town of Apple Va

Sunrise Cloud SMART GIS®

Vistas at Cedar Point





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits 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

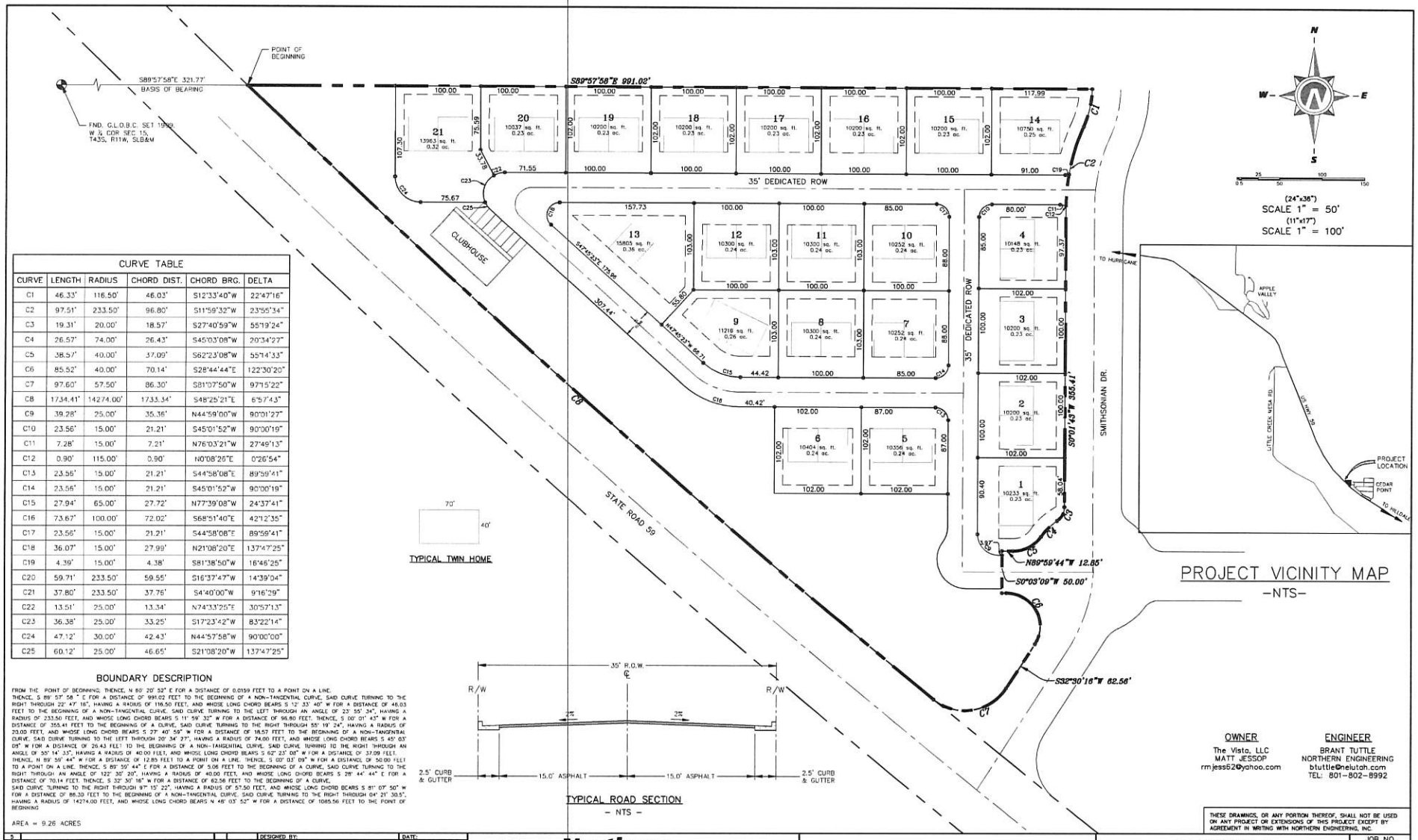
752.3 0 376.17 752.3 Feet

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.

Notes

Adjoining Parcels



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	46.33'	116.50'	46.03'	S12°33'40"W	22°47'16"
C2	97.51'	233.50'	96.80'	S11°59'32"W	23°55'34"
C3	19.31'	20.00'	18.57'	S27°40'59"W	55°19'24"
C4	26.57'	74.00'	26.43'	S45°03'08"W	20°34'27"
C5	38.57'	40.00'	37.09'	S62°23'08"W	55°14'33"
C6	85.52'	40.00'	70.14'	S28°44'44"E	122°30'20"
C7	97.60'	57.50'	86.30'	S81°07'50"W	97°15'22"
C8	1734.41'	14274.00'	1733.34'	S48°25'21"E	6°57'43"
C9	39.28'	25.00'	35.36'	N44°59'00"W	90°01'27"
C10	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C11	7.28'	15.00'	7.21'	N76°03'21"W	27°49'13"
C12	0.90'	115.00'	0.90'	N0°08'26"E	0°26'54"
C13	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C14	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C15	27.94'	65.00'	27.72'	N77°39'08"W	24°37'41"
C16	73.67'	100.00'	72.02'	S68°51'40"E	42°12'35"
C17	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C18	36.07'	15.00'	27.99'	N21°08'20"E	137°47'25"
C19	4.39'	15.00'	4.38'	S81°38'50"W	16°46'25"
C20	59.71'	233.50'	59.55'	S16°37'47"W	14°39'04"
C21	37.80'	233.50'	37.76'	S4°40'00"W	9°16'29"
C22	13.51'	25.00'	13.34'	N74°33'25"E	30°57'13"
C23	36.38'	25.00'	33.25'	S17°23'42"W	83°22'14"
C24	47.12'	30.00'	42.43'	N44°57'58"W	90°00'00"
C25	60.12'	25.00'	46.65'	S21°08'20"W	137°47'25"

BOUNDARY DESCRIPTION

FROM THE POINT OF BEGINNING; THENCE, N 89° 20' 52" E FOR A DISTANCE OF 0.0159 FEET TO A POINT ON A LINE. THENCE, S 89° 57' 58 " E FOR A DISTANCE OF 991.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 22° 47' 16", HAVING A RADIUS OF 116.50 FEET, AND WHOSE LONG CHORD BEARS S 12° 33' 40" W FOR A DISTANCE OF 46.03 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 23° 55' 34", HAVING A RADIUS OF 233.50 FEET, AND WHOSE LONG CHORD BEARS S 11° 59' 32" W FOR A DISTANCE OF 96.80 FEET; THENCE, S 00° 01' 43" W FOR A DISTANCE OF 355.41 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 55° 19' 24", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 40' 59" W FOR A DISTANCE OF 18.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 20° 34' 27", HAVING A RADIUS OF 74.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 03' 08" W FOR A DISTANCE OF 26.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 55° 14' 33", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 62° 23' 08" W FOR A DISTANCE OF 37.09 FEET; THENCE, N 89° 59' 44" W FOR A DISTANCE OF 12.85 FEET TO A POINT ON A LINE; THENCE, S 00° 03' 09" W FOR A DISTANCE OF 50.00 FEET TO A POINT ON A LINE, THENCE, S 89° 59' 44" E FOR A DISTANCE OF 5.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 122° 35' 20", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 28° 44' 44" E FOR A DISTANCE OF 70.14 FEET; THENCE, S 32° 30' 16" W FOR A DISTANCE OF 62.56 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 97° 15' 22", HAVING A RADIUS OF 57.50 FEET, AND WHOSE LONG CHORD BEARS S 81° 07' 50" W FOR A DISTANCE OF 86.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 04° 21' 30.5", HAVING A RADIUS OF 14274.00 FEET, AND WHOSE LONG CHORD BEARS N 48° 03' 52" W FOR A DISTANCE OF 1085.56 FEET TO THE POINT OF BEGINNING

AREA = 9.26 ACRES

35' R.O.W.
R/W
R/W
2%
2%
2.5' CURB & GUTTER
15.0' ASPHALT
15.0' ASPHALT
2.5' CURB & GUTTER

TYPICAL ROAD SECTION
- NTS -

PROJECT VICINITY MAP
-NTS-

OWNER
The Vista, LLC
MATT JESSOP
rmjess62@yahoo.com

ENGINEER
BRANT TUTTLE
NORTHERN ENGINEERING
btuttle@nelutah.com
TEL: 801-802-8992

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VISTAS AT CEDAR POINT

PRELIMINARY PLAT
APPLE VALLEY, UTAH

JOB NO. 03-18-012
SHEET NO. PL-01

N:\03-18-012 Apple Valley 9.22 Ac. Concept\CAD\Design\PRELIMINARY PLAT.dwg 10/6/2021 11:01 AM

Information for Reference Purposes:
File No.: W20681
Tax Parcel No(s).: AV-1366-D-1
Property Address(es):
VACANT LAND, ,

EXHIBIT "A"
Legal Description

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°57'58" EAST, ALONG THE EAST-WEST CENTER SECTION LINE, 1312.79 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 89°57'58" EAST ALONG SAID CENTER SECTION LINE, 290.41 FEET TO THE NORTHWEST CORNER OF CEDAR POINT PHASE 1 SUBDIVISION; THENCE DEPARTING SAID CENTER SECTION LINE AND RUNNING ALONG THE SUBDIVISION BOUNDARY OF SAID CEDAR POINT PHASE 1 THE FOLLOWING SEVEN (7) COURSES: SOUTH 00°00'30" WEST, 213.66 FEET; THENCE SOUTH 64°58'16" WEST, 81.70 FEET; THENCE SOUTH 24°37'20" WEST, 83.97 FEET; THENCE SOUTH 00°00'30" WEST, 272.62 FEET; THENCE SOUTH 89°59'44" EAST, 194.15 FEET; THENCE NORTH 00°00'30" EAST, 101.55 FEET; THENCE SOUTH 89°59'21" EAST 909.70 FEET TO A POINT LOCATED ON THE WEST LINE OF SOUTH ZION ESTATES PHASE 2 SUBDIVISION; THENCE SOUTH 00°00'16" WEST, ALONG SAID LINE, 494.62 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH ZION ESTATES PHASE 2; THENCE SOUTH 89°59'21" EAST, ALONG THE SOUTH LINE OF SAID PHASE 2, 42.51 FEET TO THE NORTHWEST CORNER OF CEDAR POINT PHASE 2 SUBDIVISION; THENCE DEPARTING SAID LINE AND RUNNING SOUTH 00°00'30" WEST, ALONG THE WEST LINE OF SAID CEDAR POINT PHASE 2 AND THE WEST LINE OF CEDAR POINT PHASE 3 SUBDIVISION, 832.29 FEET TO THE SOUTHWEST CORNER OF SAID CEDAR POINT PHASE 3. SAID POINT ALSO BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UTAH STATE HIGHWAY-59. SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 14,274.00 FEET, AND A CENTRAL ANGLE OF 07°30'10"; (RADIUS POINT BEARS NORTH 32°15'13" EAST); THENCE DEPARTING SAID PHASE 3 SUBDIVISION AND RUNNING NORTHWESTERLY ALONG SAID HIGHWAY LINE AND SAID CURVE, 1869.17 FEET TO A POINT OF CUSP CURVE TO THE LEFT, HAVING A RADIUS OF 57.50 FEET, AND A CENTRAL ANGLE OF 97°15'07; (RADIUS POINT BEARS NORTH 39°42'23" EAST); THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING EASTERLY ALONG SAID CURVE, 97.60 FEET; THENCE NORTH 32°30'16" EAST, 62.56 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 122°30'00"; THENCE NORTHWESTERLY ALONG SAID CURVE 85.52 FEET; THENCE NORTH 89°59'44" WEST 5.06 FEET; THENCE NORTH 00°03'09" EAST, 50.00 FEET; THENCE SOUTH 89°59'44" EAST, 12.85 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, AND A CENTRAL ANGLE OF 55°14'15"; THENCE NORTHEASTERLY ALONG SAID CURVE, 38.56 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 74.00 FEET AND A CENTRAL ANGLE OF 20°34'15"; THENCE NORTHEASTERLY ALONG SAID CURVE, 26.57 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 55°18'33"; THENCE NORTHEASTERLY ALONG SAID CURVE, 19.31 FEET; THENCE NORTH 00°01'43" EAST, 355.41 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 233.50 FEET, AND A CENTRAL ANGLE OF 23°55'38"; THENCE NORTHERLY ALONG SAID CURVE, 97.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 116.50 FEET AND A CENTRAL ANGLE OF 22°47'22"; THENCE NORTHERLY ALONG SAID CURVE, 46.34 FEET TO THE POINT OF BEGINNING.

BEING THE PROPOSED PLAT OF CEDAR POINT-PHASE 4

Gary Christensen Washington County Recorder
09/30/2021 12:32:16 PM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:
683 SOUTH 990 WEST
HURRICANE, UTAH 84737
,

GT TITLE
File No. W20681

Property Reference Information:
Tax Parcel No(s).: **AV-1366-D-1**
Property Address(es) (if any):
VACANT LAND, ,

WARRANTY DEED

ZION TINY HOME VACATIONS LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

THE VISTAS AT CEDAR POINT LLC ("Grantee(s)")

in fee simple the following described real property located in County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor(s) in favor of Grantee(s) as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2021** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:
GT Title File No.: **W20681**
Tax Parcel No(s).: **AV-1366-D-1**
Property Address(es) (if any):
VACANT LAND, ,

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 29 day of **SEPTEMBER, 2021**.

ZION TINY HOME VACATIONS LLC

By: _____
JERRY EVES
Its: MANAGER

STATE OF UTAH)
) ss.
COUNTY OF _____)

On this 29 day of **September, 2021**, personally appeared before me **JERRY EVES,** who stated that he/she is the **MANAGER of ZION TINY HOME VACATIONS LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

_____
NOTARY PUBLIC

JUSTIN GEE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 706861
COMM. EXP. 06-18-2023

Information for Reference Purposes:
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Tax Parcel No(s).: **AV-1366-D-1**
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VACANT LAND, ,

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BEING THE PROPOSED PLAT OF CEDAR POINT-PHASE 4

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) The Vistas, LLC, being duly sworn, deposed 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. Parcel AV-1366-D-1

Property Owner

Property Owner

Subscribed and sworn to me this 30 day of September, 2021.

AUSTIN STEWART
Notary Public - State of Utah
Comm. No. 712302
My Commission Expires on
May 28, 2024

Notary Public

Residing in: Hurricane UT

My Commission Expires: May 28 2024

AGENT AUTHORIZATION

I (We), The Vistas, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Brant Tuttle, Northern 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. Parcel AV-1366-D-1

Property Owner

Property Owner

Subscribed and sworn to me this 30 day of September, 2021.

AUSTIN STEWART
Notary Public - State of Utah
Comm. No. 712302
My Commission Expires on
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Notary Public

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My Commission Expires: May 28 2024

VISTAS AT CEDAR POINT

PRELIMINARY PLAT

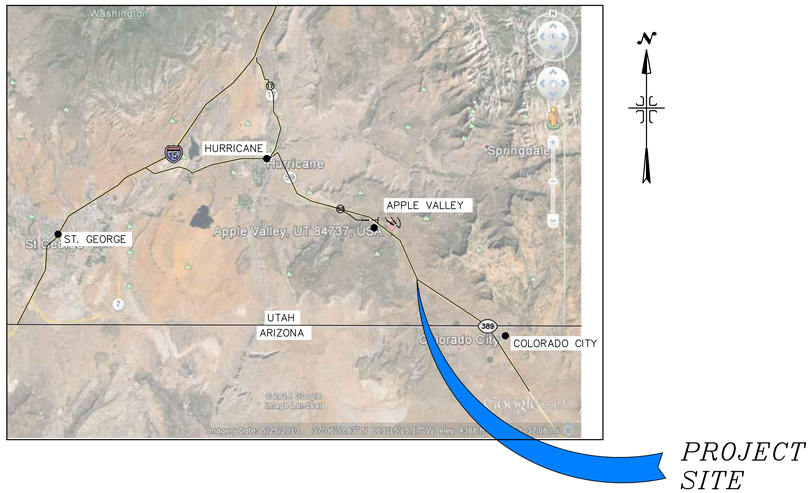
APPLE VALLEY, UTAH

NOVEMBER 2021

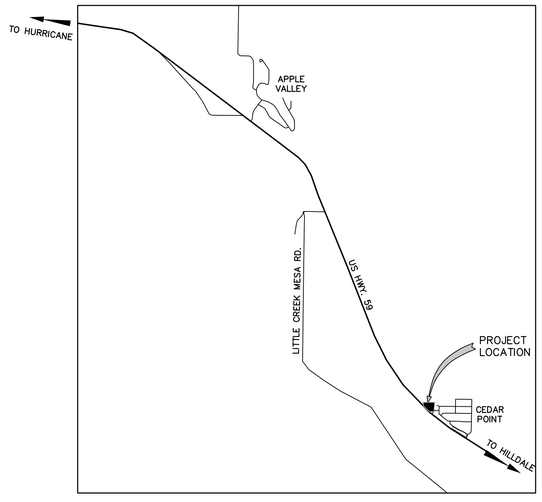
Know what's below. Call 811 before you dig.
811
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

–INDEX OF SHEETS–

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	UTILITY PLAN
4	GRADING PLAN



PROJECT SITE MAP
–NTS–



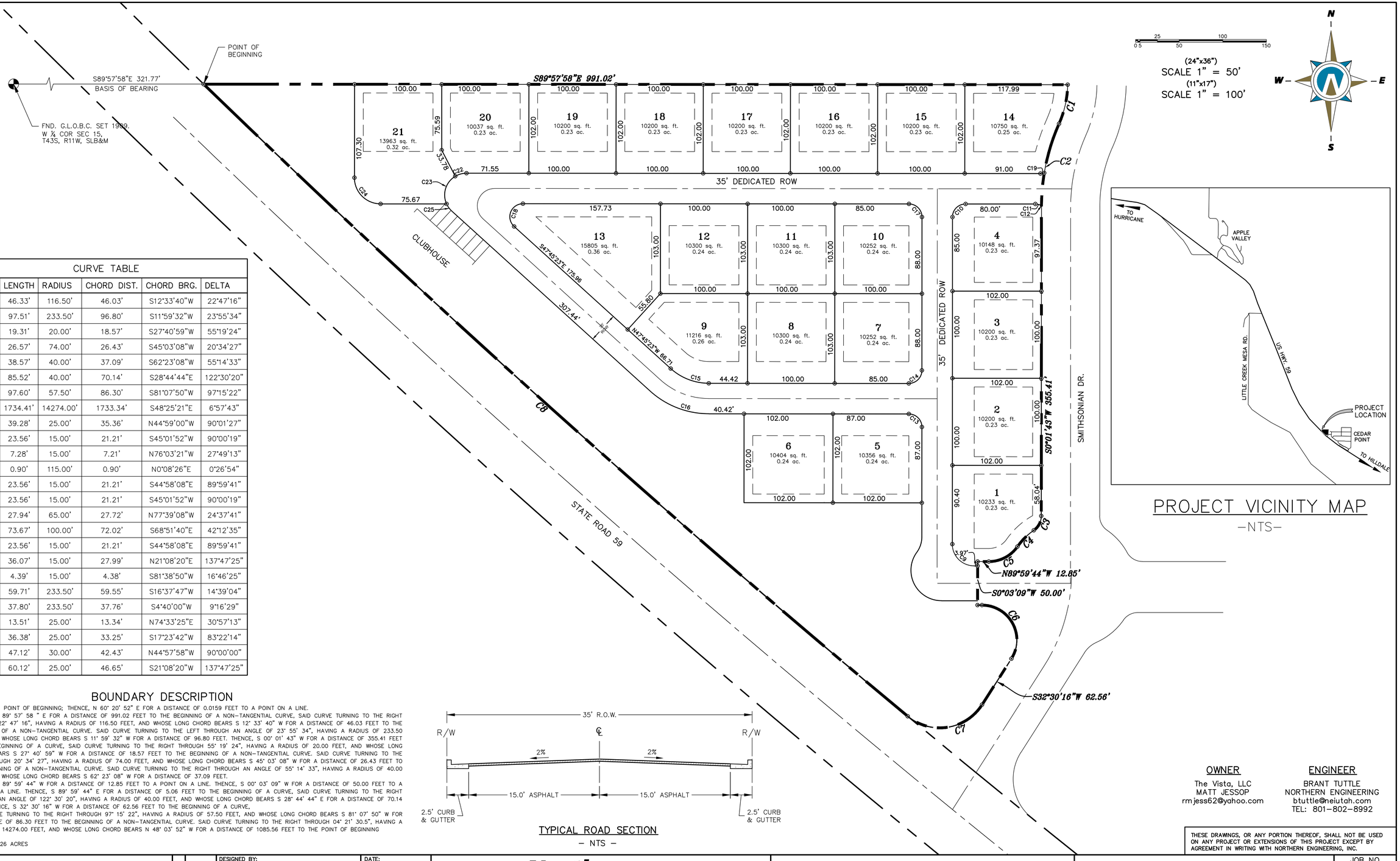
PROJECT VICINITY MAP
–NTS–

REGISTERED PROFESSIONAL ENGINEER
BRANT D TUTTLE
No. 164687
11-11-2021
STATE OF UTAH

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

JOB NO. 3–18–012
SHEET NO. 1

K:\3–18–012 Apple Valley 9.22 Ac. Concept\CAD\Design\01–COVER SHEET.dwg 11/11/2021 2:38 PM



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	46.33'	116.50'	46.03'	S12°33'40"W	22°47'16"
C2	97.51'	233.50'	96.80'	S11°59'32"W	23°55'34"
C3	19.31'	20.00'	18.57'	S27°40'59"W	55°19'24"
C4	26.57'	74.00'	26.43'	S45°03'08"W	20°34'27"
C5	38.57'	40.00'	37.09'	S62°23'08"W	55°14'33"
C6	85.52'	40.00'	70.14'	S28°44'44"E	122°30'20"
C7	97.60'	57.50'	86.30'	S81°07'50"W	97°15'22"
C8	1734.41'	14274.00'	1733.34'	S48°25'21"E	6°57'43"
C9	39.28'	25.00'	35.36'	N44°59'00"W	90°01'27"
C10	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C11	7.28'	15.00'	7.21'	N76°03'21"W	27°49'13"
C12	0.90'	115.00'	0.90'	N0°08'26"E	0°26'54"
C13	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C14	23.56'	15.00'	21.21'	S45°01'52"W	90°00'19"
C15	27.94'	65.00'	27.72'	N77°39'08"W	24°37'41"
C16	73.67'	100.00'	72.02'	S68°51'40"E	42°12'35"
C17	23.56'	15.00'	21.21'	S44°58'08"E	89°59'41"
C18	36.07'	15.00'	27.99'	N21°08'20"E	137°47'25"
C19	4.39'	15.00'	4.38'	S81°38'50"W	16°46'25"
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AREA = 9.26 ACRES

TYPICAL ROAD SECTION
– NTS –

PROJECT VICINITY MAP
–NTS–

OWNER
The Vista, LLC
MATT JESSOP
rmjess62@yahoo.com

ENGINEER
BRANT TUTTLE
NORTHERN ENGINEERING
btuttle@neiutah.com
TEL: 801-802-8992

THESE DRAWNGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
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1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

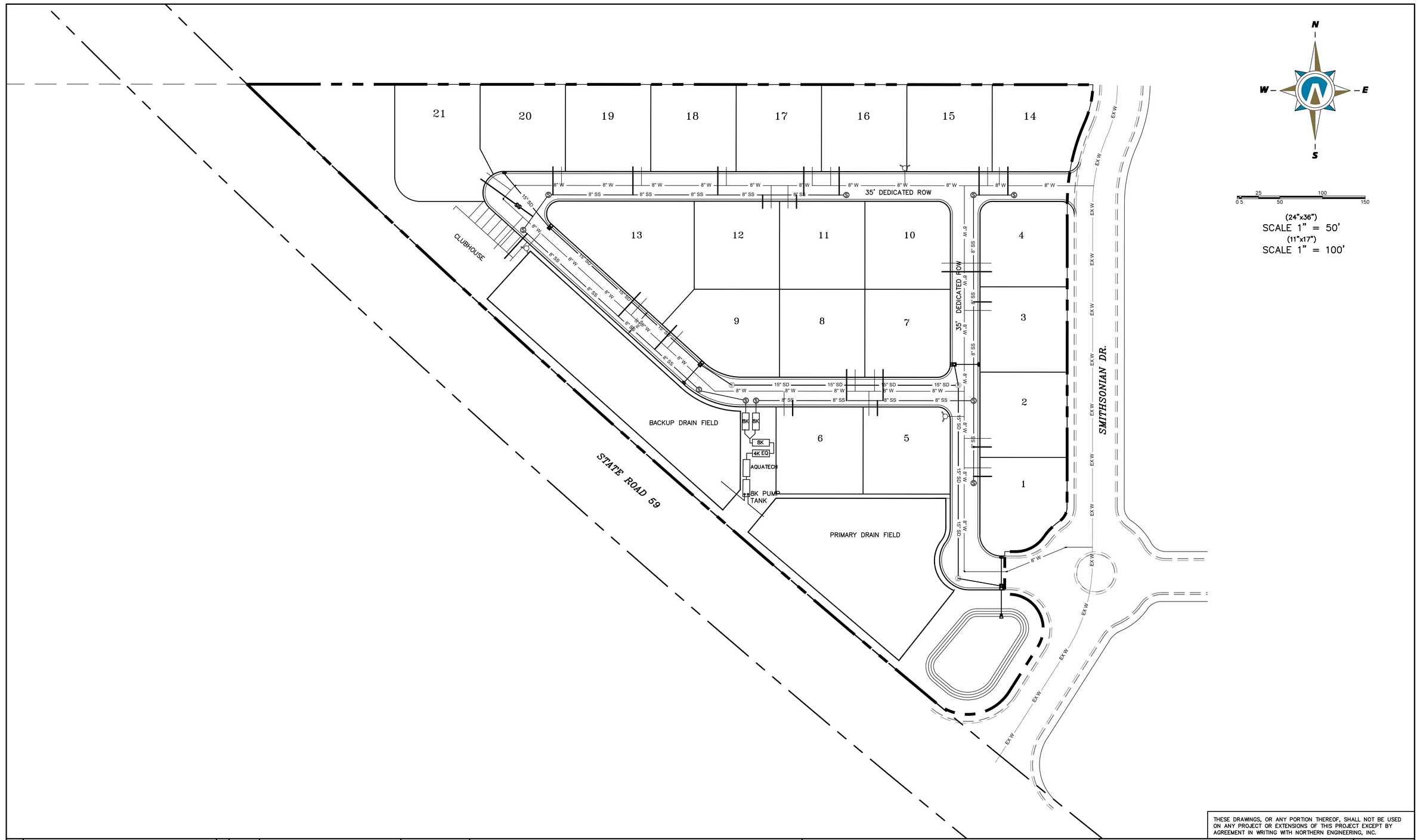
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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VISTAS AT CEDAR POINT

PRELIMINARY PLAT
APPLE VALLEY, UTAH

JOB NO. 03-18-012
SHEET NO. PL-01



THESE DRAWNGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

K:\3-18-012 Apple Valley 9.22 Ac. Concept\CAD\Design\PRELIMINARY PLAT.dwg 11/11/2021 4:06 PM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

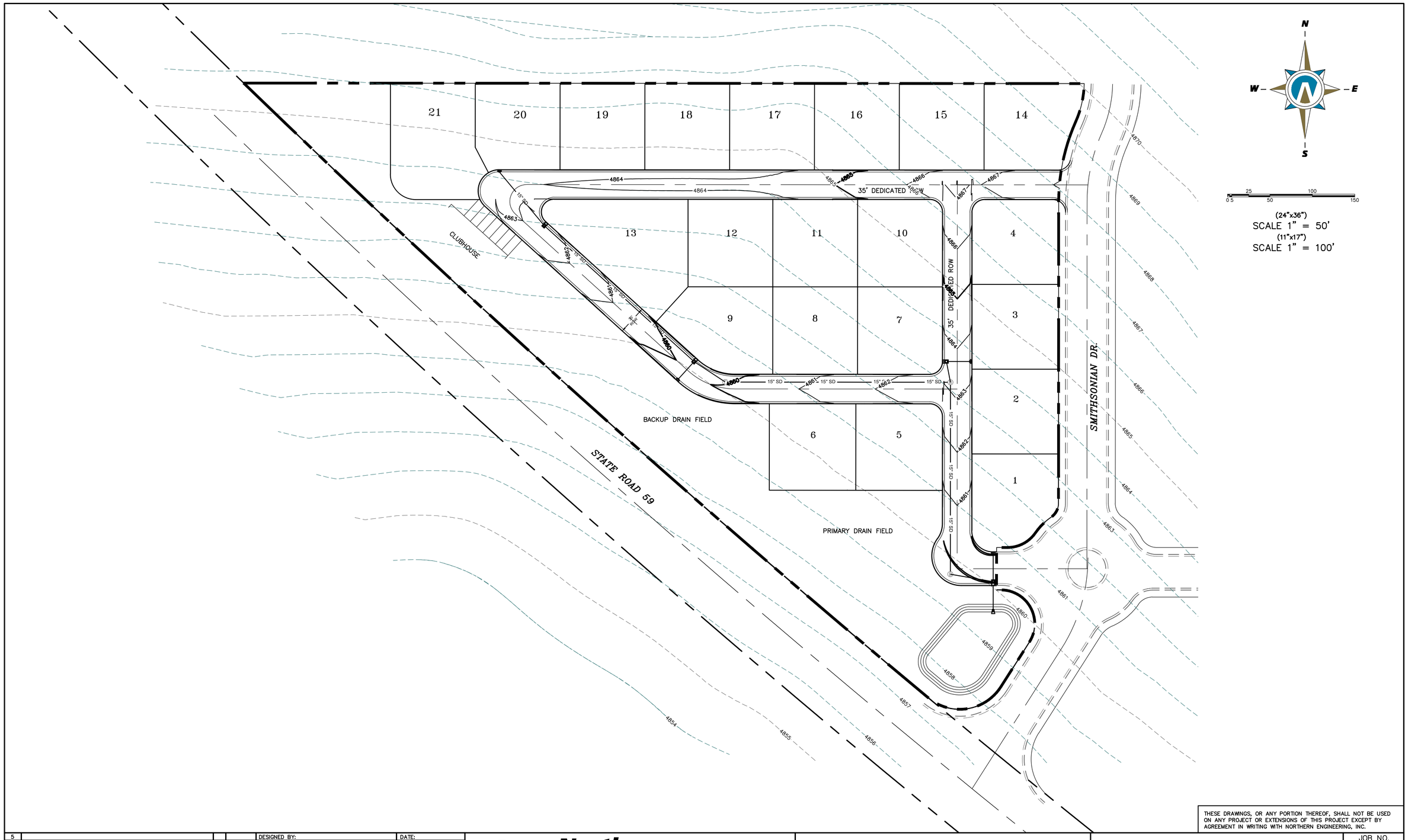
VISTAS AT CEDAR POINT

UTILITY PLAN

APPLE VALLEY, UTAH

JOB NO. 03-18-012

SHEET NO. UT-01



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-18-012 Apple Valley 9.22 Ac. Concept\CAD\Design\PRELIMINARY PLAT.dwg 11/11/2021 4:06 PM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VISTAS AT CEDAR POINT

GRADING PLAN

APPLE VALLEY, UTAH

JOB NO. 03-18-012

SHEET NO. GR-01

APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW

PARCEL ID: AV-1366-D-1

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: ZION TINY HOME VACATIONS LLC Verified by: ☒County Records ☐Warranty Deed
AGENT: Northern Engineering Verified by ☒Supplied Affidavit ☐Unable to verify

ACRES IN TAX ID: 9 **ACRES IN APPLICATION:** 9
CURRENT ZONE: Open Space Transitional (OST) **PROPOSED ZONE:** Single Family ¼ Acre lots (SF-.25)
ADJACENT ZONES: Single Family 1 Acre e(SF-1) & Single Family ½ Acre (SF-.50)
GENERAL PLAN ZONE: Commercial

COMMENTS: This application was table at the last Planning Commission Meeting so the owner could remove all references to twin homes, patio homes and town homes from their application and maps, as none of those are allowed in a Single Family ¼ Acre lots zone.
Neither the owner nor any of the applicants have submitted any of the requested changes.

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;
ANSWER: This application does not meet the General Plan, as it shows it to be commercial, and it's a very good location for some neighborhood commercial.

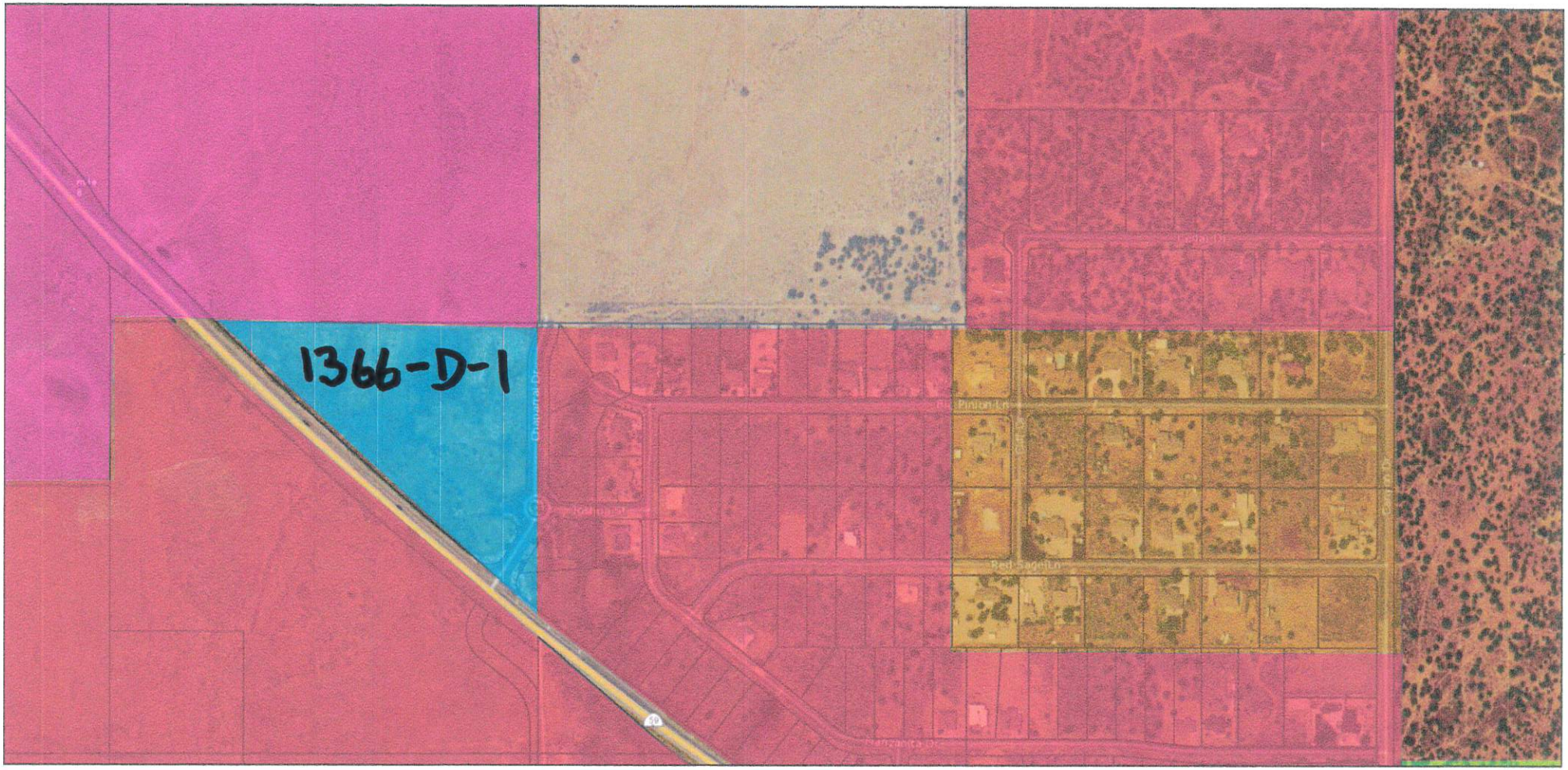
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
ANSWER: It is not harmonious with the neighborhood as it is all 1 acre or ½ acre lots and this would be a great location for a neighborhood commercial.

3. The extent to which the proposed amendment may adversely affect adjacent property; and
ANSWER: This would adversely affect the adjacent if the proposed high density were approved.

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.

ANSWER: There is good access to this property, however the town has a road planned through this property and there are also serious questions about the Town having adequate water resources at his time to service the property and sewer is also an issue,

General Plan AV-1366-D



11/16/2021, 8:33:18 PM

General Plan
- Agricultural
- C-Commercial
- Parks
- R-1 Acre
- R-1/2 Acre
- School District
- Washington County Parcels

1:4,514

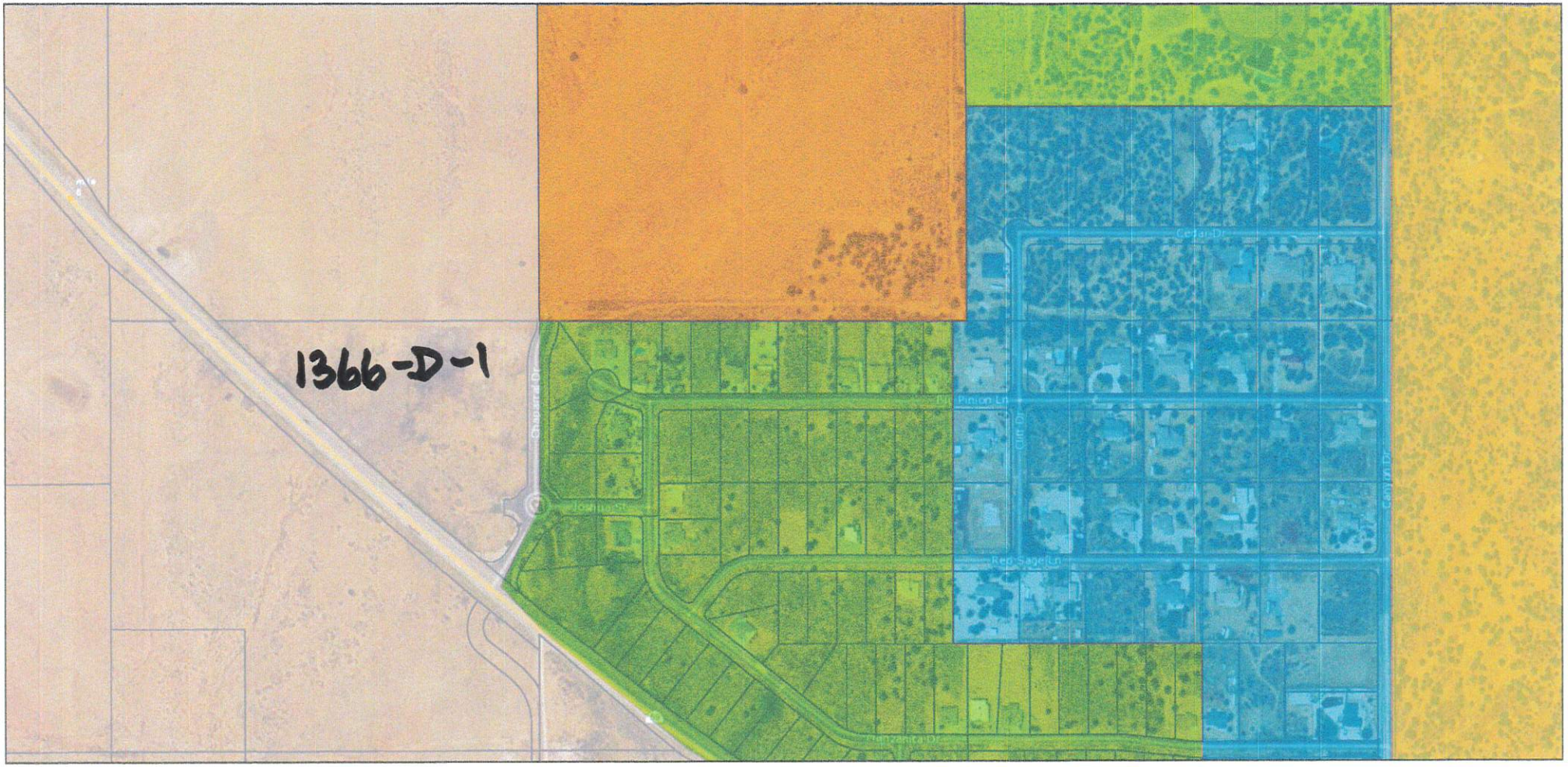
0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

Town of Apple Valley
Sunrise Cloud SM

NOT SUPPLIED BY APPLICANT.

Zoning Map AV-1366-D



11/16/2021, 8:35:10 PM

Zoning Districts

- A – Agricultural
- I-1 – Industrial
- OSC – Open Space Conservation
- OST – Open Space Transition
- RE-1 – Residential Estate 1
- SF-1/2 – Single-Family Residential ½
- Washington County Parcels

1:4,514

0 0.04 0.09 0.17 mi

0 0.05 0.1 0.2 km

NOT SUPPLIED BY APPLICANT

Town of Apple Valley
Sunrise Cloud SM

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: Standard Development LLC		Phone: 702-701-1443
Address: [redacted]		Email: Holmbrand@gmail.com
City: Holm	State: ut	Zip: 84718
Agent: (If Applicable) Travis Holm		Phone: 702-701-1443
Address/Location of Property:	Parcel ID: AV-1318	
Existing Zone: Agriculture		Proposed Zone: SF-1/2
Reason for the request: Half acre Lots for development		

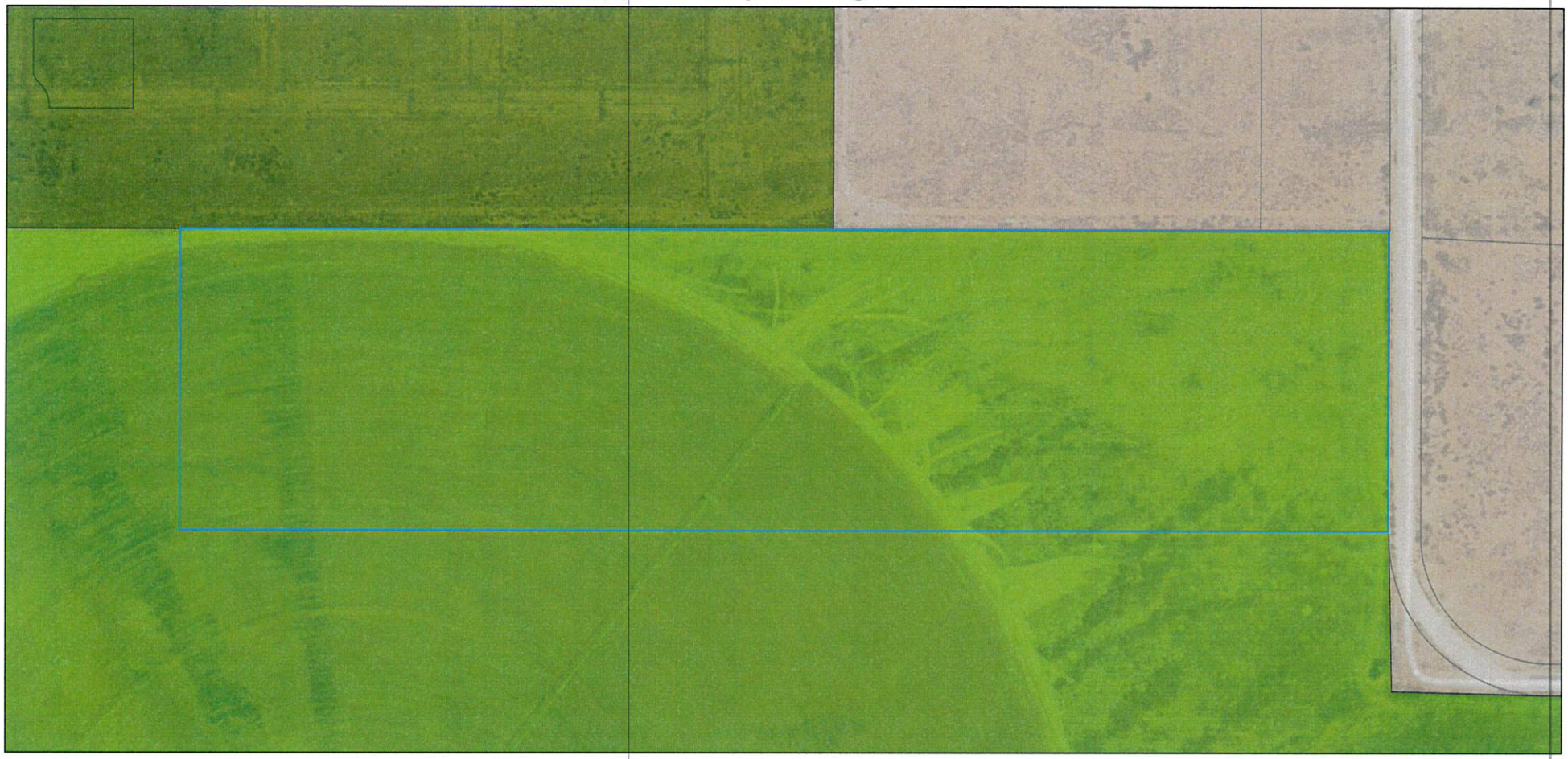
Submittal Requirements: The zone change application shall provide the following:

- ☑ 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 — ATTACHED

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: 11/11/21	By:
Date Application Deemed Complete: 11/11/21	By:

Apple Valley Zoning Districts



11/11/2021, 12:46:23 PM

Zoning Districts

- A – Agricultural
- OST – Open Space Transition
- SF-1/2 – Single-Family Residential ½
- Washington County Parcels

1:2,257

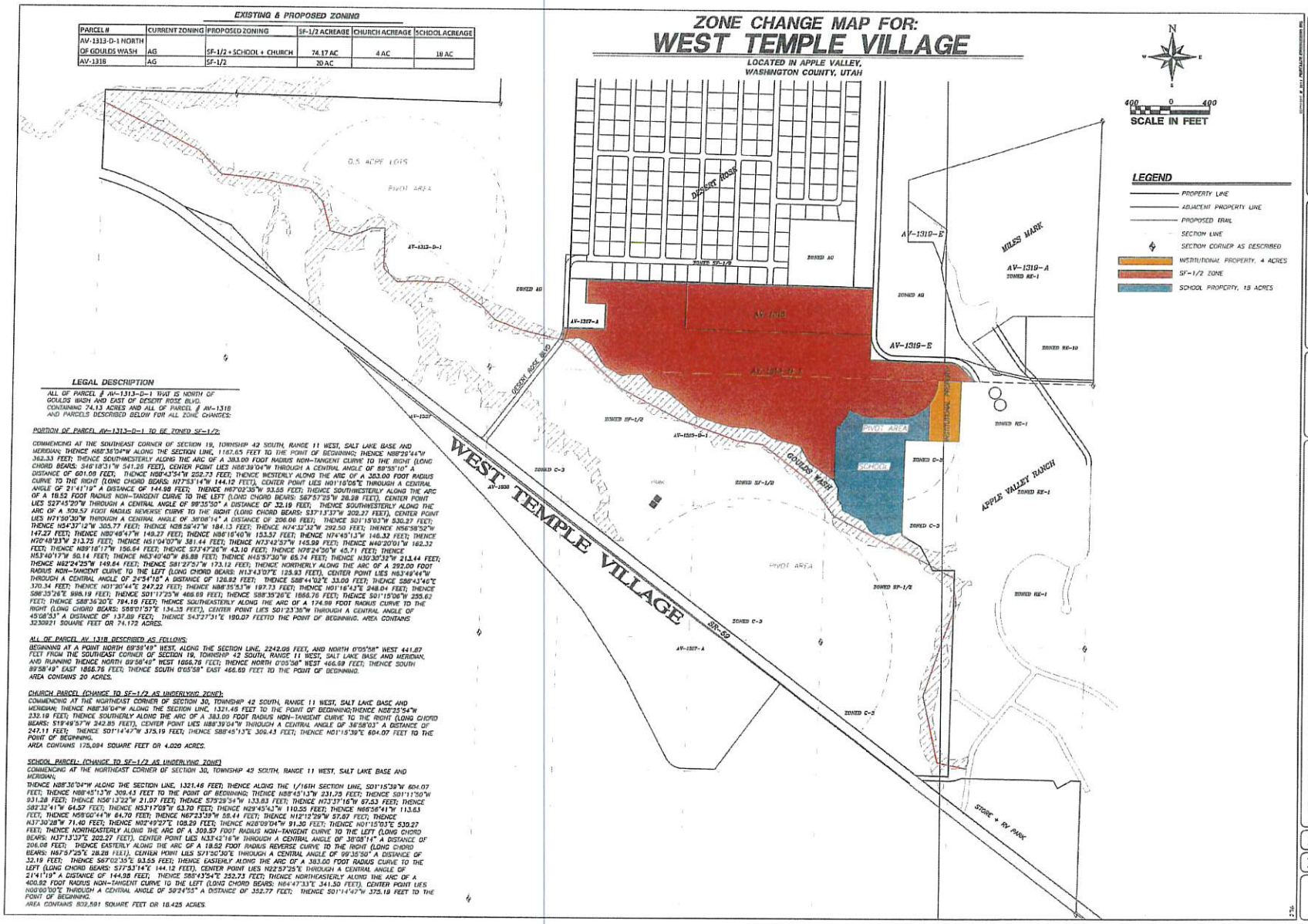
0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

ZONE CHANGE MAP FOR:
WEST TEMPLE VILLAGE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



EXISTING & PROPOSED ZONING

PARCEL #	CURRENT ZONING	PROPOSED ZONING	SF-1/2 ACREAGE	CHURCH ACREAGE	SCHOOL ACREAGE
AV-1313-D-1 NORTH OF GOULDS WASH	AG	SF-1/2 + SCHOOL + CHURCH	74.17 AC	4 AC	18 AC
AV-1318	AG	SF-1/2	20 AC		

LEGAL DESCRIPTION

ALL OF PARCEL # AV-1313-D-1 THAT IS NORTH OF GOULDS WASH AND EAST OF DESERT ROSE BLVD. CONTAINING 74.13 ACRES AND ALL OF PARCEL # AV-1318 AND PARCELS DESCRIBED BELOW FOR ALL ZONE CHANGES:

PORTION OF PARCEL AV-1313-D-1 TO BE ZONED SF-1/2:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N58°36'04"W ALONG THE SECTION LINE, 1187.65 FEET TO THE POINT OF BEGINNING; THENCE N89°29'44"W 362.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S46°18'31"W 541.26 FEET), CENTER POINT LIES N58°39'04"W THROUGH A CENTRAL ANGLE OF 89°55'10" A DISTANCE OF 601.09 FEET; THENCE N89°43'54"W 252.73 FEET; THENCE WESTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: N77°53'14"W 144.12 FEET), CENTER POINT LIES N01°16'06"E THROUGH A CENTRAL ANGLE OF 21°41'19" A DISTANCE OF 144.98 FEET; THENCE N87°02'35"W 93.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 18.52 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: S87°57'25"W 28.28 FEET), CENTER POINT LIES S27°45'20"W THROUGH A CENTRAL ANGLE OF 89°35'50" A DISTANCE OF 32.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 309.57 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: S37°13'37"W 202.27 FEET), CENTER POINT LIES N71°50'30"W THROUGH A CENTRAL ANGLE OF 38°08'14" A DISTANCE OF 206.06 FEET; THENCE S01°15'53"W 530.27 FEET; THENCE N34°37'12"W 305.77 FEET; THENCE N28°58'47"W 184.13 FEET; THENCE N74°33'32"W 292.50 FEET; THENCE N56°58'52"W 147.27 FEET; THENCE N80°48'47"W 149.27 FEET; THENCE N84°16'40"W 153.57 FEET; THENCE N74°45'13"W 146.32 FEET; THENCE N70°48'23"W 213.75 FEET; THENCE N61°04'07"W 38.44 FEET; THENCE N73°43'57"W 145.99 FEET; THENCE N40°20'01"W 162.32 FEET; THENCE N89°16'17"W 156.64 FEET; THENCE S73°47'26"W 43.10 FEET; THENCE N78°24'30"W 45.71 FEET; THENCE N53°40'17"W 50.14 FEET; THENCE N63°40'40"W 85.88 FEET; THENCE N45°57'30"W 65.74 FEET; THENCE N30°30'32"W 213.44 FEET; THENCE N62°24'25"W 149.84 FEET; THENCE S81°27'57"W 173.12 FEET; THENCE NORTHERLY ALONG THE ARC OF A 292.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N13°43'07"E 123.93 FEET), CENTER POINT LIES N63°49'44"W THROUGH A CENTRAL ANGLE OF 24°54'16" A DISTANCE OF 126.92 FEET; THENCE S88°44'02"E 33.00 FEET; THENCE S88°43'46"E 370.34 FEET; THENCE N01°30'44"E 247.33 FEET; THENCE N88°35'53"W 197.73 FEET; THENCE N01°16'43"E 248.04 FEET; THENCE S86°35'26"E 998.19 FEET; THENCE S01°17'25"W 468.69 FEET; THENCE S88°35'26"E 1868.76 FEET; THENCE S01°15'39"W 255.62 FEET; THENCE S88°36'20"E 784.16 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 174.99 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S55°01'53"E 134.35 FEET), CENTER POINT LIES S01°23'36"W THROUGH A CENTRAL ANGLE OF 45°08'53" A DISTANCE OF 137.89 FEET; THENCE S43°27'31"E 190.07 FEETTO THE POINT OF BEGINNING. AREA CONTAINS 3230921 SQUARE FEET OR 74.172 ACRES.

ALL OF PARCEL AV-1318 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 89°58'49" WEST, ALONG THE SECTION LINE, 2242.08 FEET, AND NORTH 0°05'58" WEST 441.87 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°58'49" WEST 1868.79 FEET; THENCE NORTH 0°05'58" WEST 466.69 FEET; THENCE SOUTH 89°58'49" EAST 1868.76 FEET; THENCE SOUTH 0°05'58" EAST 466.69 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 20 ACRES.

CHURCH PARCEL (CHANGE TO SF-1/2 AS UNDERLYING ZONE):
COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N88°36'04"W ALONG THE SECTION LINE, 1321.46 FEET TO THE POINT OF BEGINNING;THENCE N88°25'54"W 330.19 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S19°49'57"W 242.85 FEET), CENTER POINT LIES N88°39'04"W THROUGH A CENTRAL ANGLE OF 36°58'03" A DISTANCE OF 247.11 FEET; THENCE S01°14'47"W 375.19 FEET; THENCE S88°45'13"E 309.43 FEET; THENCE N01°15'39"E 604.07 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 175,094 SQUARE FEET OR 4.020 ACRES.

SCHOOL PARCEL: (CHANGE TO SF-1/2 AS UNDERLYING ZONE)
COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE N88°36'04"W ALONG THE SECTION LINE, 1321.46 FEET; THENCE ALONG THE 1/16TH SECTION LINE, S01°15'39"W 604.07 FEET; THENCE N88°45'13"W 309.43 FEET TO THE POINT OF BEGINNING; THENCE N88°45'13"W 231.75 FEET; THENCE S01°11'50"W 931.28 FEET; THENCE N56°13'22"W 21.07 FEET; THENCE S73°28'54"W 133.83 FEET; THENCE N73°37'16"W 87.53 FEET; THENCE S82°32'41"W 64.57 FEET; THENCE N53°17'09"W 63.70 FEET; THENCE N29°45'43"W 110.55 FEET; THENCE N66°56'41"W 113.63 FEET; THENCE N59°00'44"W 64.70 FEET; THENCE N67°23'39"W 58.44 FEET; THENCE N13°12'29"W 57.87 FEET; THENCE N37°30'38"W 71.40 FEET; THENCE N02°49'27"E 108.29 FEET; THENCE N28°09'04"W 91.30 FEET; THENCE N01°15'53"E 530.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 309.57 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N37°13'37"E 202.27 FEET), CENTER POINT LIES N33°42'16"W THROUGH A CENTRAL ANGLE OF 38°08'14" A DISTANCE OF 206.06 FEET; THENCE EASTERLY ALONG THE ARC OF A 18.52 FOOT RADIUS REVERSE CURVE TO THE RIGHT (LONG CHORD BEARS: N87°57'25"E 28.28 FEET), CENTER POINT LIES S71°50'30"E THROUGH A CENTRAL ANGLE OF 89°35'50" A DISTANCE OF 32.19 FEET; THENCE S87°02'35"E 93.55 FEET; THENCE EASTERLY ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS: S77°53'14"E 144.12 FEET), CENTER POINT LIES N22°57'25"E THROUGH A CENTRAL ANGLE OF 21°41'19" A DISTANCE OF 144.98 FEET; THENCE S89°43'54"E 252.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 400.92 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (LONG CHORD BEARS: N64°47'33"E 341.50 FEET), CENTER POINT LIES N00°00'00"E THROUGH A CENTRAL ANGLE OF 39°24'55" A DISTANCE OF 352.77 FEET; THENCE S01°14'47"W 375.19 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 809,591 SQUARE FEET OR 18.425 ACRES.

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
50 South 600 East, Suite 150
St. George, Utah 84770
Phone: (435) 628-0071 Fax: (435) 628-0073
Phone: (435) 256-3211 Cell: (435) 632-1411

ZONE CHANGE MAP FOR:
WEST TEMPLE VILLAGE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/6/2018
SCALE: 1"=400'
JOB NO. 274-013
SHEET NO. 1 OF 1

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Standard Development, being duly sworn, deposed 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 9th day of Nov, 2021.

NOTARY PUBLIC
Cara L Scott
706106
Commission Expires
May 3, 2023
STATE OF UTAH

Notary Public

Residing in: Hurricane, UT

My Commission Expires: May 3, 2023

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: _____

APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW

PARCEL ID: AV-1318

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: NANCY BRADSHAW TR. Verified by: ☑County Records ☐Warranty Deed
AGENT: TRAVIS HOLM Verified by ☐Supplied Affidavit ☒Unable to verify

ACRES IN TAX ID: 20 **ACRES IN APPLICATION:** 20
CURRENT ZONE: Agricultural (AG) **PROPOSED ZONE:** Single Family ½ Acre lots
ADJACENT ZONES: Agricultural (AG), Open Space Transition (OST), Single Family ½ Acre lots (SF-.50)
GENERAL PLAN ZONE: Residential Medium Density 1-5 Acre Lots.

COMMENTS: As pointed out in the December meeting, the Applicant is not the owner, and the owner has not provided an affidavit assigning Travis Holm as their agent, as required and requested at the last meeting. Based upon this fact alone, this application should be denied.

The following is our report based upon the property location and other facts:

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;
ANSWER: This application is not consistent with the General Plan as it shows the property to be Medium Density 1-5 Acre lots.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property
ANSWER: There is an approved preliminary plat for the property to the north, that has the same density as this applicant wants, however everything else in the area is 1 acre lots or larger.

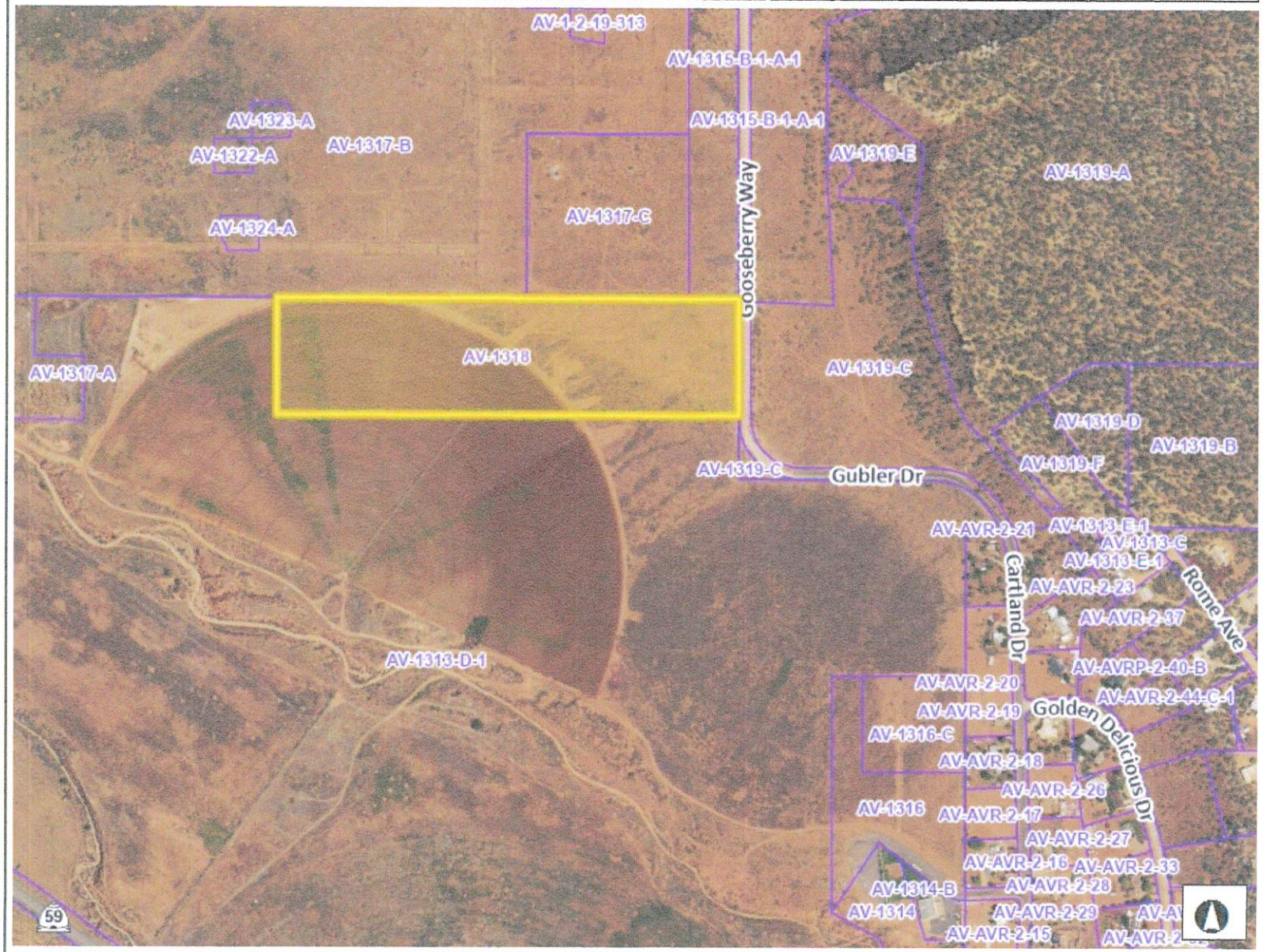
3. The extent to which the proposed amendment may adversely affect adjacent property; and
ANSWER: It will bring a much higher density into the area and much higher traffic into a residential neighborhood that's not designed for this traffic.

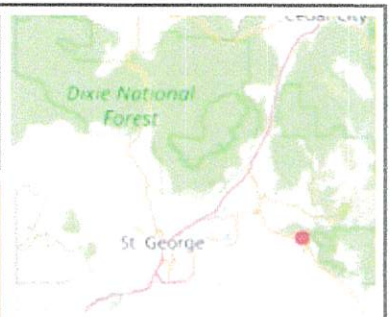
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

ANSWER: This property's main access should be through the non-existing Desert Rose Parkway across the non-exiting bridges to Hwy-59. Until those exist this property should not be granted a zoning change. There are also serious questions about the Town having adequate water resources to service the property and sewer is also an issue.

Recommendation: Recommend Denial

AV-1318
20 ACRES





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits 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

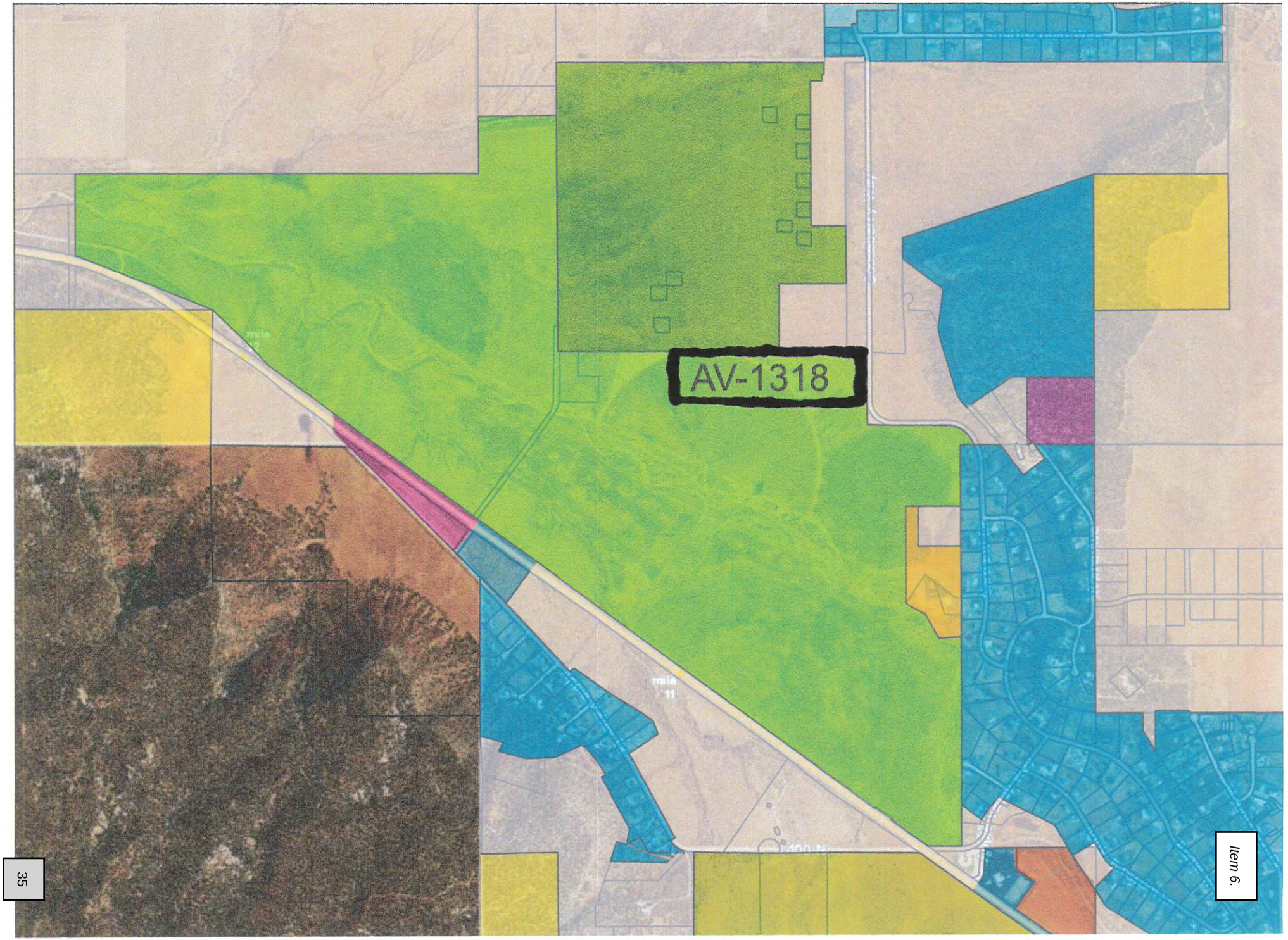
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1,504.7 0 752.33 1,504.7 Feet

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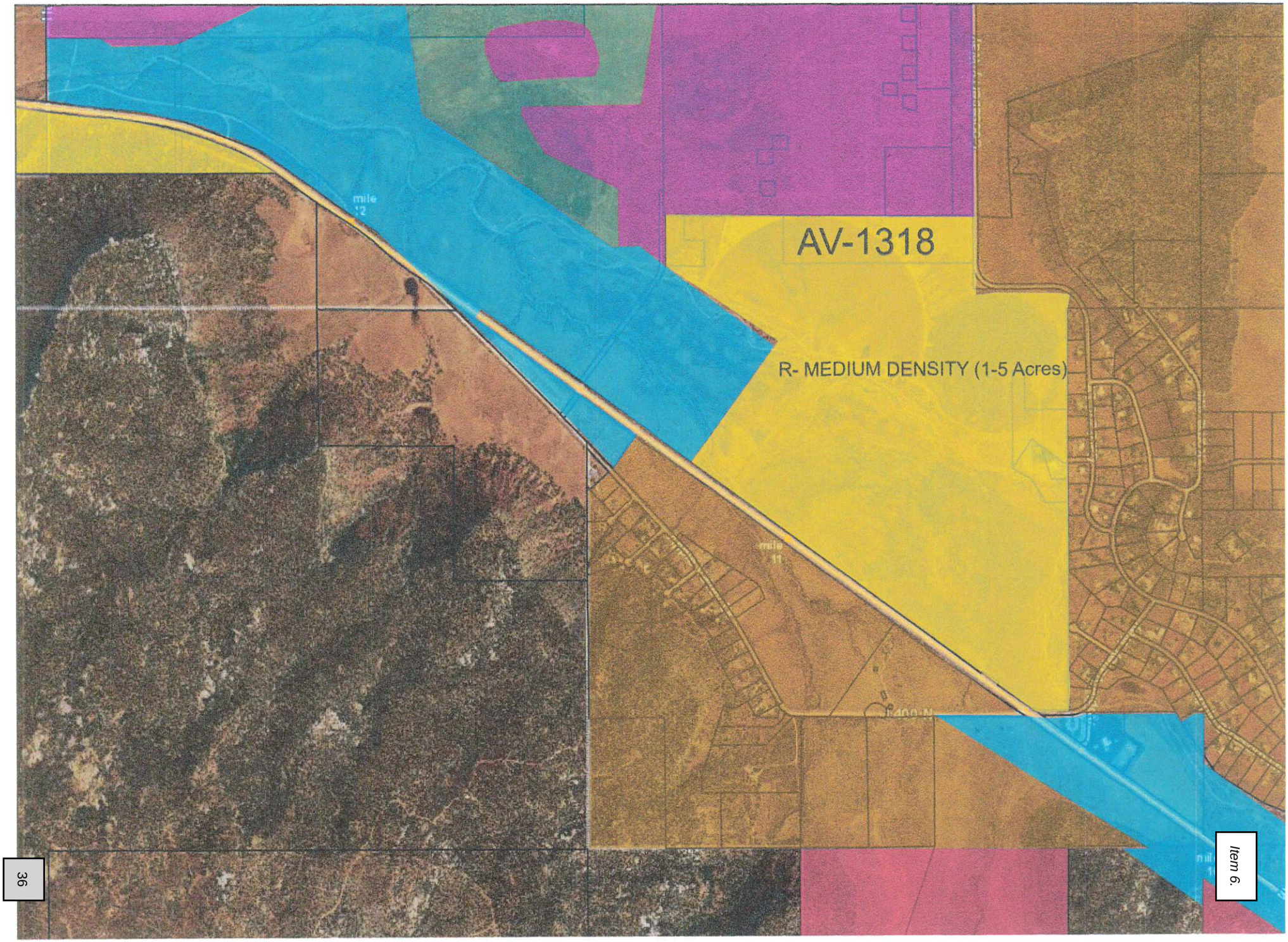
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

AV-1318 CURRENT ZONING AG



Item 6.

AV-1318 GENERAL PLAN.



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: Standard Development		Phone: 702-701-1443	
Address: [redacted]		Email: holmbrand@gmail.com	
City: Holm	State: UT	Zip: 84718	
Agent: (If Applicable) Travis Holm		Phone: 424-425-5405	
Address/Location of Property:	Parcel ID: AV-2184, AV-2165		
Existing Zone: OST		Proposed Zone: CABIN/TH, PD, RE-1	
Reason for the request For Development			

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 BLM, Open Space, Ag.
- ☑ 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 ~~NA-HH~~
- ☑ 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: 10/21/21	By:
Date Application Deemed Complete: 10/21/21	By:

Apple Valley Zoning Districts



10/26/2021, 12:10:44 PM

Zoning Districts

- A – Agricultural
- C-2 – Highway Commercial
- C-3 – General Commercial
- CABIN/TH – Cabin/Tourist Homes
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Residential Estate 1
- RE-10 – Residential Estate 10
- SF-1-10 – Single-Family Residential 1-10
- SF-1/2 – Single-Family Residential ½

1:36,112

0 0.35 0.7 1.4 mi

0 0.5 1 2 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Gary Christensen Washington County Recorder
10/15/2021 01:45:37 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Ciel Holdings, L.L.C., a Utah limited liability company
809 Edgehill RD
Salt Lake City, UT 84103

SOUTHERN UTAH TITLE COMPANY
"Doing good Deeds for over 70 years"
suttc.com

Order No. 221449 - EFP
Tax I.D. No. AV-2184, AV-2182, AV-2165, and [redacted]

Space Above This Line for Recorder's Use

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company , grantor(s), of Enterprise, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest and Colony Partners, L.L.C., a Utah limited liability company, as to an undivided 50% interest, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 14th day of October, 2021.

K & D Family, L.L.C., a Utah limited liability company

By: Kerry Holt
Kerry Holt, Manager

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 14 day of October, 2021, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

NOTARY PUBLIC
JUSTIN SEEGMILLER
Commission No. 702807
Commission Expires
OCTOBER 17, 2022
STATE OF UTAH

My Commission Expires: 10/17/22

Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company grantor(s), to Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest and Colony Partners, L.L.C., a Utah limited liability company, as to an undivided 50% interest grantee(s).

Order No. 221449
Tax I.D. No. AV-2184, AV-2182, AV-2165, and [redacted]

EXHIBIT "A"

Parcel 1:
The Southwest Quarter of the Northeast Quarter (SW¼NE¼); the Southeast Quarter of the Northwest Quarter (SE¼NW¼); and the Southeast Quarter (SE¼) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 2:
Beginning at a point 720.00 feet South of the Northwest Corner of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running 600.00 feet South; thence 5280.00 feet East; thence 200.00 feet North; thence 1320.00 feet West; thence 200.00 feet North; thence 2640.00 feet West; thence 200.00 feet North; thence 1320.00 feet West to the point of beginning.

Parcel 3:
The Southeast Quarter of the Northeast Quarter (SE¼NE¼) and the East One-Half of the Southwest Quarter (E½SW¼) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 4:
The North One-Half (N½) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 5:
Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running thence South 300.30 feet; thence Southwesterly to a point 419.76 feet from the West Quarter Corner of said Section 24; thence North 419.76 feet; thence East 1320.00 feet to the point of beginning.

***

Initials K/K

PRELIMINARY SITE PLAN FOR:
GOOSEBERRY SPRINGS RANCH

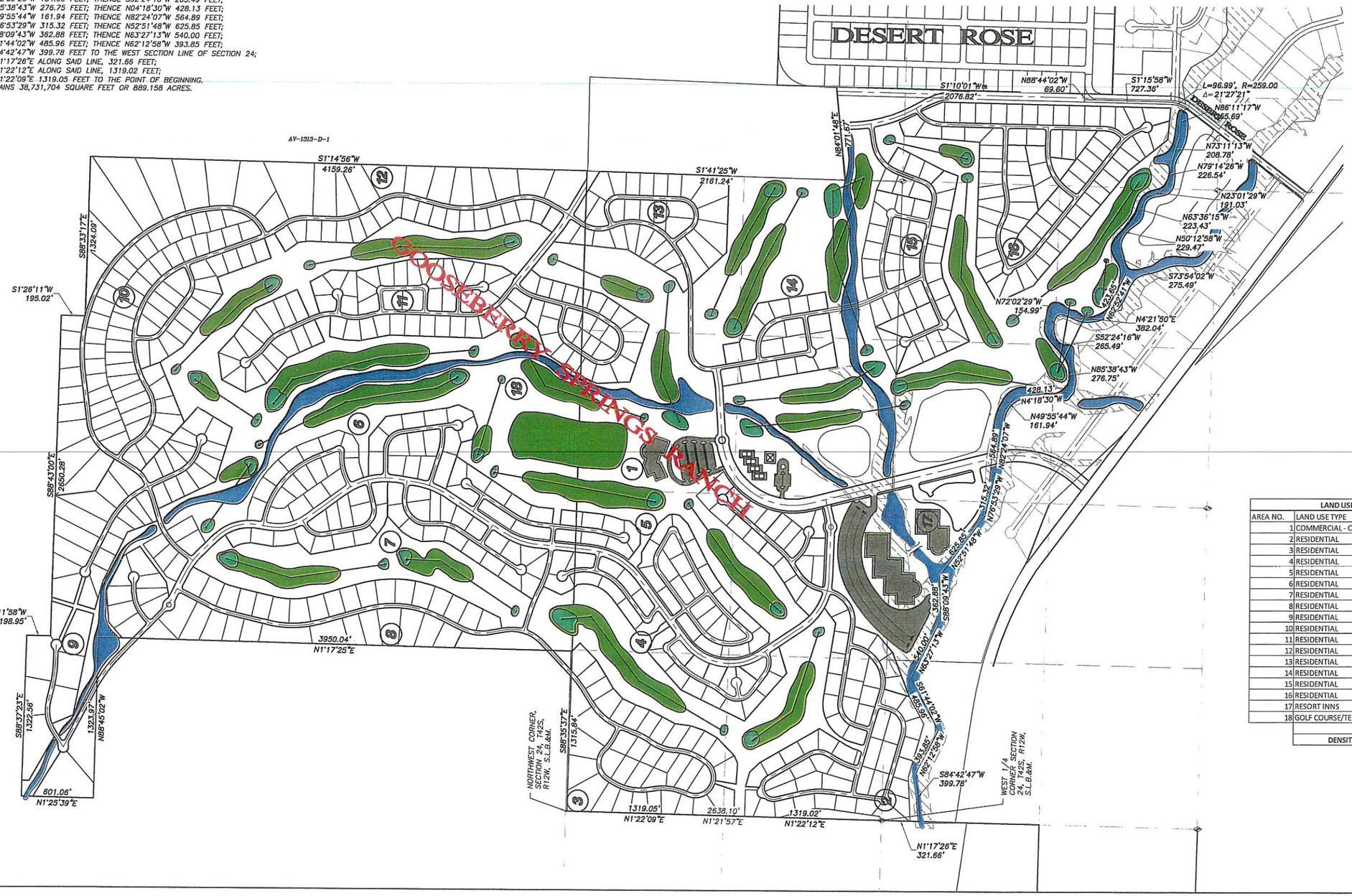
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

PUD LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE & MERIDIAN;
THENCE S88°35'37"E ALONG THE SECTION LINE, 1315.84 FEET;
THENCE N01°17'25"E ALONG THE SIXTEENTH LINE, 3950.04 FEET;
THENCE N88°45'02"W 1323.97 FEET; THENCE N01°25'39"E 601.06 FEET;
THENCE S88°37'23"E 1322.56 FEET; THENCE S01°11'58"W 198.95 FEET;
THENCE S88°43'00"E 2650.28 FEET; THENCE S01°26'11"W 195.02 FEET;
THENCE S88°33'17"E 1324.09 FEET;
THENCE S01°14'56"W ALONG THE EAST SECTION LINE OF SECTION 13, 4159.26 FEET;
THENCE S01°41'25"W 2161.24 FEET; THENCE N84°01'48"E 771.67 FEET;
THENCE S01°10'01"W 2076.82 FEET; THENCE N88°44'02"W 69.60 FEET;
THENCE S01°15'58"W 727.36 FEET;
THENCE SOUTHERLY ALONG THE ARC OF A 259.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS: S11°59'39"W 96.42 FEET), CENTER POINT LIES N88°44'02"W THROUGH A CENTRAL ANGLE OF 21°27'21" A DISTANCE OF 96.99 FEET;
THENCE N86°11'17"W 255.69 FEET;
THENCE N73°11'13"W 208.78 FEET; THENCE N79°14'26"W 226.54 FEET;
THENCE N23°01'29"W 191.03 FEET; THENCE N63°36'15"W 223.43 FEET;
THENCE N50°12'58"W 229.47 FEET; THENCE S73°54'02"W 275.49 FEET;
THENCE N62°52'41"W 423.65 FEET; THENCE N04°21'50"E 382.04 FEET;
THENCE N72°02'29"W 154.99 FEET; THENCE S52°24'16"W 265.49 FEET;
THENCE N85°38'43"W 276.75 FEET; THENCE N04°18'30"W 428.13 FEET;
THENCE N49°55'44"W 161.94 FEET; THENCE N82°24'07"W 564.89 FEET;
THENCE N76°53'29"W 315.32 FEET; THENCE N52°51'48"W 625.85 FEET;
THENCE S88°09'43"W 362.88 FEET; THENCE N63°27'13"W 540.00 FEET;
THENCE S61°44'02"W 485.96 FEET; THENCE N62°12'58"W 393.85 FEET;
THENCE S84°42'47"W 399.78 FEET TO THE WEST SECTION LINE OF SECTION 24;
THENCE N01°17'26"E ALONG SAID LINE, 321.66 FEET;
THENCE N01°22'12"E ALONG SAID LINE, 1319.02 FEET;
THENCE N01°22'09"E 1319.05 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 38,731,704 SQUARE FEET OR 889.158 ACRES.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- MATCHLINE
- WATERWAYS
- FAIRWAY GREENS
- GRASS ON GREENS



400 0 400
SCALE IN FEET

LAND USE SUMMARY			
AREA NO.	LAND USE TYPE	LOTS	ACRES
1	COMMERCIAL - CLUBHOUSE		9.6
2	RESIDENTIAL	52	42.64
3	RESIDENTIAL	37	30.34
4	RESIDENTIAL	25	20.5
5	RESIDENTIAL	29	23.78
6	RESIDENTIAL	40	32.8
7	RESIDENTIAL	33	27.06
8	RESIDENTIAL	45	36.9
9	RESIDENTIAL	32	26.24
10	RESIDENTIAL	90	73.8
11	RESIDENTIAL	79	64.78
12	RESIDENTIAL	32	26.24
13	RESIDENTIAL	30	24.6
14	RESIDENTIAL	19	15.58
15	RESIDENTIAL	43	35.26
16	RESIDENTIAL	72	59.04
17	RESORT INNS		40
18	GOLF COURSE/TENNIS		300
	TOTALS	658	889.16
	DENSITY WILL BE=	0.74	UNIT/AC

COPYRIGHT © 2021 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 635-8677 Cell: Ramussen
Phone: (435) 668-3071 CAD: HILL

PRELIMINARY SITE PLAN OF:
GOOSEBERRY SPRINGS RANCH
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/18/2021
SCALE: 1"=400'

JOB NO.
276-032

SHEET NO.
C1

APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW

PARCEL ID: AV-2184 & 2165

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: Ciel Holdings LLC & Colony Partners LLC. Verified by: ☒County Records ☐Warranty Deed
AGENT: Travis Holm by ☐Supplied Affidavit ☒Unable to verify

ACRES IN TAX ID: 728.48 **ACRES IN APPLICATION:** 728.48
CURRENT ZONE: Open Space Transitional (OST) **PROPOSED ZONE:** Cabin & Tiny Parks, Planned Development & RE-1
ADJACENT ZONES: Agricultural (AG) & Open Space Conservation (OSC)
GENERAL PLAN ZONE: Planned Development Golf Course Community, Commercial & Residential Medium Density 1-5 Acre Lots.

COMMENTS: At our last Planning Commission meeting this item was tabled for the property owner to correct the following problems with the application:

1. The application was made by Standard Development with Travis Holm as agent and neither show as owner or an affidavit from the registered owner to allow Travis as their agent.
2. No existing or proposed property maps was provided.
3. No Proof of applicant's ownership was provided.

None of these deficiencies have been address by the applicant.

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;
ANSWER: This proposed zoning change is NOT consistent with the General Plan for this area.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
ANSWER: Due to the missing items in this application, it's impossible to determine if it is or is not harmonious with the adjacent properties.

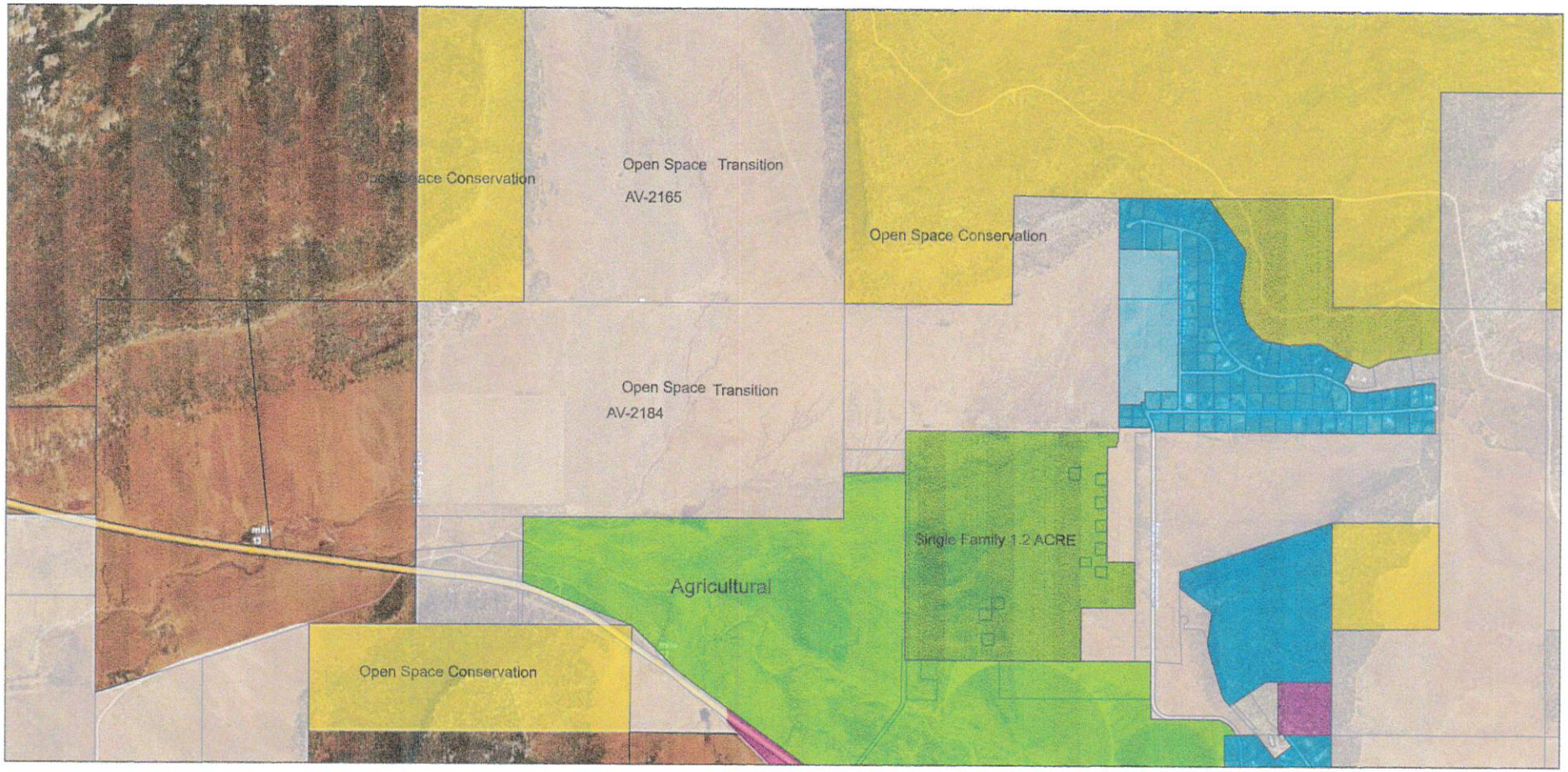
3. The extent to which the proposed amendment may adversely affect adjacent property; and
ANSWER: Due to the missing items in this application, it's impossible to determine if it would or would not adversely affect any adjacent property.

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.

ANSWER: There are serious questions about the Town having adequate water, sewer or road resources to service this property at this time.

Recommendation: Recommend Denial

AV-2184 & AV-2165 CURRENT ZONES 728.48 Acres



11/25/2021, 9:44:57 PM

Zoning Districts

- A – Agricultural
- CABIN/TH – Cabin/Tourist Homes
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Residential Estate 1
- RE-10 – Residential Estate 10
- SF-1-10 – Single-Family Residential 1-10
- SF-1/2 – Single-Family Residential ½
- Washington County Parcels

1:18,056

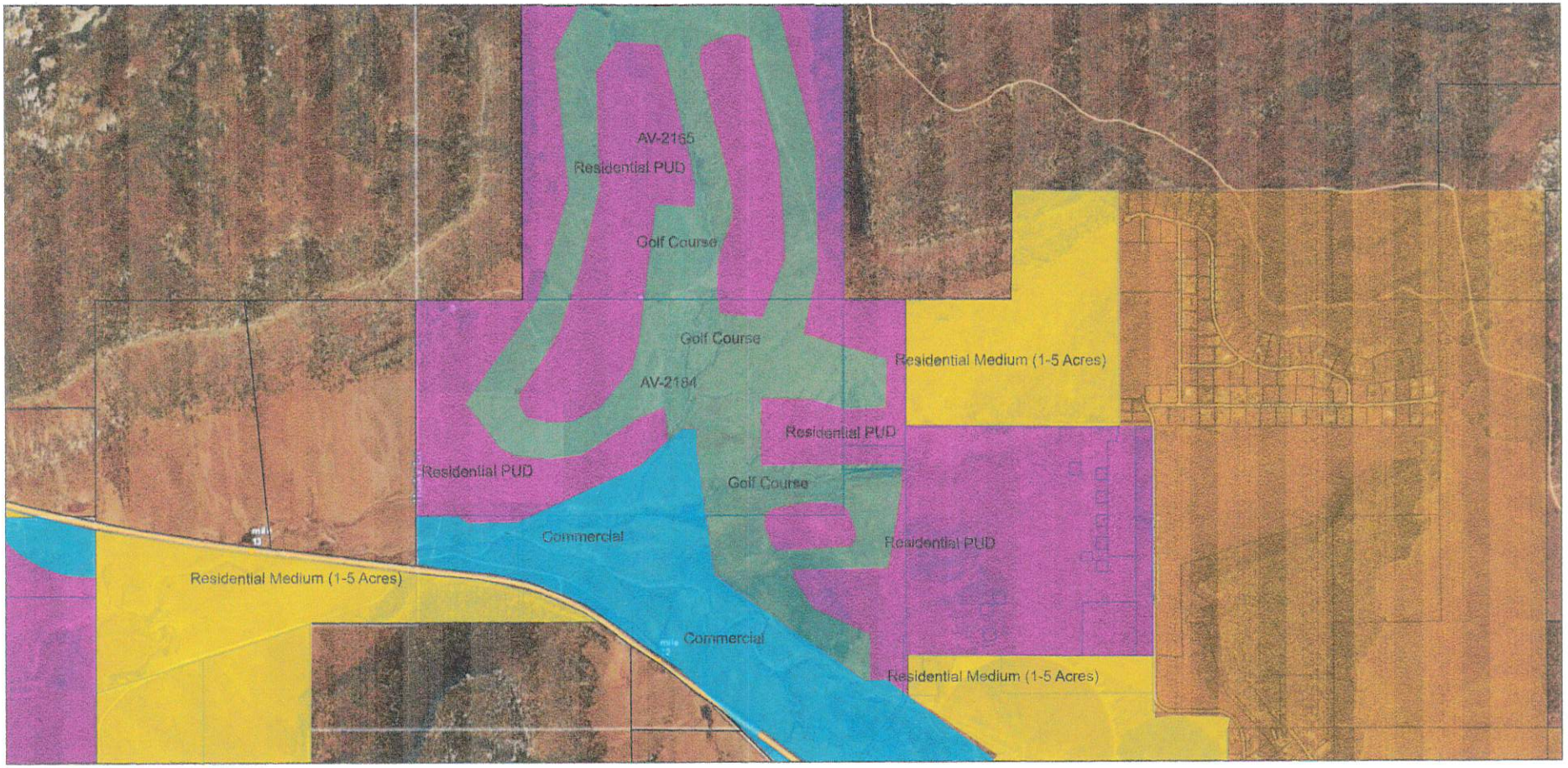
0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

NOT PROVIDED BY APPLICANT

AV-2184 & AV-2165 General Plan 728.48 Acres



11/25/2021, 9:51:18 PM

General Plan
- C-Commercial
- Parks
- Parks-Golf Course
- R-1 Acre
- R-MED
- R-PUD
- Washington County Parcels

1:18,056

0 0.17 0.35 0.7 mi

0 0.28 0.55 1.1 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

NOT PROVIDED BY APPLICANT

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 TBD by new council

Paperwork returned by Libby Wells (Date) 12/29/21

Name of Applicant: Travis & Libby Wells (TLW Investments)

Site Location: AV-1343-A-1 (40 Acres)

Mailing Address: 1363 Rome Way
Apple Valley Ut 84737

Phone: 208-681-5407

Purpose of Request: Zone change.
(1 acre)

Libby Wells
Applicant Signature

1. Annexations: $1500.00 filing fee
2. Conditional Use Permit: $300.00 filing fee
3. Zone Changes: $500.00 + Acreage Fee filing fee
4. Subdivisions: $1500.00 filing fee
5. Lot Line Adjustment: $200.00 filing fee
6. Lot Split (2 Lots): $250.00 filing fee
7. General Plan Amendment: $500.00 + 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

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: TLW Investments LLC		Phone: 208-681-5407	
Address: 13163 N Rome		Email: libbywells@inforwest.com	
City: Apple Valley	State: Utah	Zip: 84737	
Agent: (If Applicable) Trans or Libby Wells		Phone: 208-589-5407	
Address/Location of Property:	Parcel ID: AV-1343-A-1		
Existing Zone: Open Space		Proposed Zone: RE-1	
Reason for the request: develop subdivision			

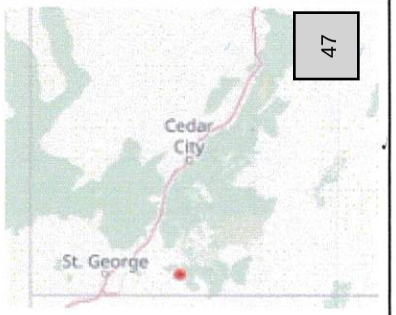
Submittal Requirements: The zone change application shall provide the following:

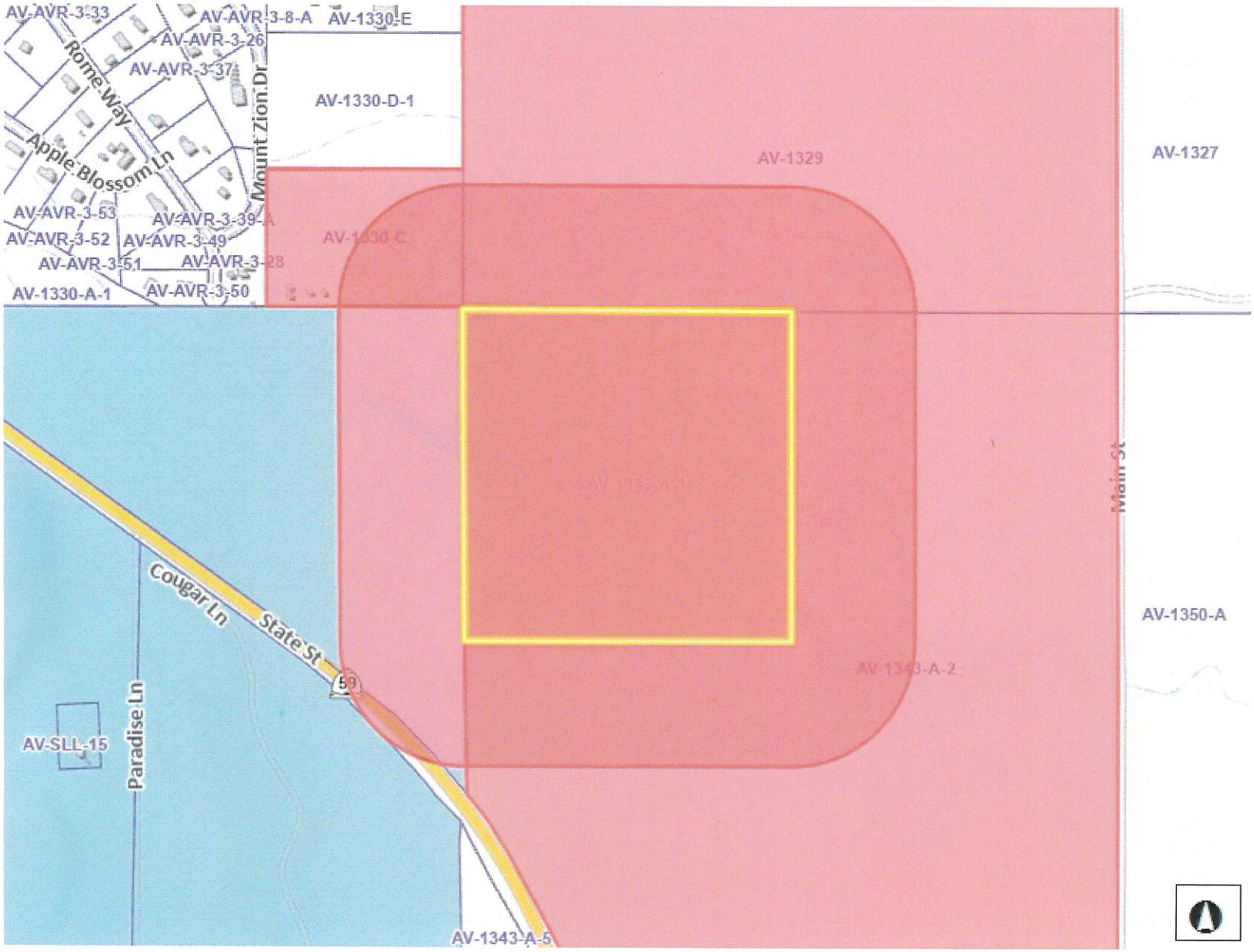
- ☑ A. The name and address of every person or company the applicant represents
- ☑ B. An accurate property map showing the existing and proposed zoning classifications
- ☑ C. All abutting properties showing present zoning classifications
- ☑ D. An accurate legal description of the property to be rezoned
- ☑ 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	Re-Received 12/29/21 - JW	
Date Received: 10/21/21		By: JW
Date Application Deemed Complete: 10/21/21		By: JW

Title





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits 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

1,504.7 0 752.33 1,504.7 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.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) TLW Investments LLC, being duly sworn, deposed 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 21 day of October, 2021.

CRAIG A COATS
Notary Public
State Of Utah
My Commission Expires July 5, 2024
COMMISSION NUMBER 712254

Notary Public

Residing in: Wash. Co.

My Commission Expires: July 5, 2024

AGENT AUTHORIZATION

I (We), ~~Cedar Vista LLC~~ LW TLW Investments LLC the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alliance Consulting 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 21 day of October, 2021.

CRAIG A COATS
Notary Public
State Of Utah
My Commission Expires July 5, 2024
COMMISSION NUMBER 712254

Notary Public

Residing in: Wash. Co.

My Commission Expires: July 5, 2024

ALLIANCE CONSULTING
A Planning and Engineering Firm

Apple Valley AV-1343-A-1

The Northwest Quarter, of the Northeast quarter of Section 32, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

DOC ID 20210051381

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
08/02/2021 03:38:39 PM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
1363 NORTH ROME WAY, APPLE VALLEY, UTAH 84737

GT TITLE
File No. W44447

Property Reference Information:
Tax Parcel No(s).: **AV-1343-A-1** 40 acres
Property Address(es) (if any):
ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

WARRANTY DEED

CEDAR VISTA LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

TLW INVESTMENTS LLC, AN IDAHO limited liability company ("Grantee"),

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2021 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Unofficial Copy

Information for reference purposes:
GT Title File No.: W44447
Tax Parcel No(s).: AV-1343-A-1
Property Address(es) (if any):
ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 2nd day of **AUGUST, 2021.**

CEDAR VISTA LLC

By: _____
JOHN BAGLEY
Its: **MANAGER**

STATE OF ~~Utah~~ Idaho)
) ss.
COUNTY OF Madison)

On this 2nd day of **August, 2021**, personally appeared before me **JOHN BAGLEY**, who stated that he/she is the **MANAGER of CEDAR VISTA LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

_____
NOTARY PUBLIC

JULIA G. LEWIS
Exp. 11/08/2024
NOTARY
PUBLIC
Comm. No. 64122
STATE OF IDAHO

Unofficial Copy

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: CEDAR VISTA LLC

Grantee: TLW INVESTMENTS LLC

Tax ID Number(s): AV-1343-A-1

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only	Proceed to Section
1 ■ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.	A
2 ☐ Only a portion of Grantor's water rights are being conveyed.	B
(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)	
3 ☐ No water rights are being conveyed.	C
4 ☐ Water rights are being conveyed by separate deed.	C

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). _____	N1
	_____	N2
	along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (*Proceed to Section C*)	N3
B	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	☐ All of Water Right No(s). _____	N4
	☑ 31.37 acre-feet from Water Right No. 81-4536 for: _____ families; _____ acres of irrigated land; stock water for ____ Equivalent Livestock Units; and/or for the following other uses _____.	N5
	☐ _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for ____ Equivalent Livestock Units; and/or for the following other uses _____.	N5
	Along with all applications pertaining to the water right(s) listed in this Section B. (*Proceed to Section C*)	N2
C	Disclosures by Grantor: (check all boxes that apply)	
	☐ Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____	N6
	☑ Culinary water service is provided by: _____	N7
	☐ Outdoor water service is provided by: _____	N8
	☐ There is no water service available to Grantor's Parcel(s).	N9
	☐ Other water related disclosures: _____	N10
	_____	
	Attach and sign additional copies of this form if more space is needed.	

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: _____

Grantee's Mailing Address: 1365 North Rama Way, Appk Valley, Utah 84757

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

Unofficial Copy

251

FILED EFFECTIVE

ARTICLES OF ORGANIZATION
LIMITED LIABILITY COMPANY

2005 NOV 25 AM 9:40

SECRETARY OF STATE
STATE OF IDAHO

(Instructions on back of application)

1. The name of the limited liability company is:

   TLW Investments LLC

2. The street address of the initial registered office is:

   2105 Coronado, Idaho Falls, ID 83404

   and the name of the initial registered agent at the above address is:

   Kari M. Campos

3. The mailing address for future correspondence is:

   2675 South 45th East Idaho Falls, ID 83406

4. Management of the limited liability company will be vested in:

   Manager(s) ☑ or Member(s) ☐ (please check the appropriate box)

5. If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the member(s), list the name(s) and address(es) of at least one initial member.

Name	Address
Travis Wells	2675 South 45th East Idaho Falls, ID 83406

6. Signature of at least one person responsible for forming the limited liability company:

   Signature: _____

   Typed Name: Travis Wells

   Capacity: President

   Signature _____

   Typed Name: _____

   Capacity: _____

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Revised 07/2002

Secretary of State use only

IDAHO SECRETARY OF STATE
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W44902

Operating Agreement For TLW Investments LLC

1. Formation and Focus

1.1. Formation

The Company, TLW Investments LLC, was formed on November 25 2005, as an Idaho Limited Liability Company by filing Articles of Organization with the Idaho Secretary of State.

1.2. Purpose

The business of the Company is:

To hold and manage real property investments; and

To engage in any other lawful business that the managers shall choose to undertake.

1.3. Powers

As provided by Idaho law, the Company shall have and exercise all powers necessary or convenient to affect its legal purposes, which are all lawful purposes.

1.4. Operative documents

The initial documents of this Company are its articles of organization and this Operating Agreement.

2. Members

2.1. Initial Members

The initial members of the Company are those holding the following membership units:

Member	Units
Travis Wells	50
Libby Wells	50

2.2. Initial Capital Contributions

The members' initial capital contributions are those as shown on attachment B to this agreement.

2.3. Voting rights

When members have a right to vote, their voting rights shall be equal to the number of membership units they hold. Each unit shall give rise to one vote. The total votes that can currently be cast are 100.

3. Management

3.1. Generally – Managers

The management of this limited liability company is vested in its Managers. The Managers shall have the exclusive power and authority to conduct the general business of the Company. The Managers shall delegate the daily operations of the business to the officers. In conducting the business of the Company, the Managers shall have all rights, duties and powers conferred by the Act. The Managers are hereby expressly authorized on behalf of the Company to make decisions with respect to the Company's business and to take actions necessary to carry out such decisions other than those within the authority of the officers, at the cost, expense and risk of the Company. The Managers' authority includes the following:

To spend the capital and income of the Company in the exercise of any rights or powers possessed by the Managers hereunder.

To purchase, hold, operate, manage, develop, purchase equipment and other property as required and to enter into agreements with others.

To open bank accounts and execute promissory notes, deeds of trust, checks, drafts and other negotiable instruments.

To borrow money as may be necessary to carry out the purposes of the Company, and execute all notes, mortgages, security agreements and other documents in connection therewith.

To enter into and execute agreements, contracts, documents and instruments of any kind or character with any person.

To pay all taxes and assessments of whatever kind or nature imposed upon or against the Company or Company properties and for such purposes to make such returns and do all such other acts and things as they may deem necessary or advisable.

To pay any and all fees and expenses incurred in connection with the organization or operation of the Company (including, without limitation, legal fees), the sale of interests therein.

To invest Company funds in any manner deemed appropriate or desirable.

To prosecute, defend, arbitrate, settle or compromise such litigation or claims as may be necessary or desirable to protect the interest of the Company.

To hold title to any property of the Company as nominee of the Company.

To delegate all or any of their duties hereunder, and in furtherance of any such delegation, to appoint, employ, or contract with any person that they may, in their sole discretion, deem necessary or desirable for the transaction of the business of the Company.

At all meetings of Managers, a Manager may vote in person or by proxy executed in writing by the Manager or by his duly authorized attorney-in-fact. Such proxy shall be filed with the Chairman of the meeting before or at the time of the meeting. No proxy shall be valid after eleven months from the date of its execution, unless otherwise provided in the proxy.

3.2. Duties

The Managers shall carry out their duties in good faith, in a manner they believe to be in the best interests of the Company, and with such care as ordinarily prudent persons in a like position would use under similar circumstances. A Manager who so performs his or her duties shall not have any liability by reason of being or having been a Manager of the Company. The Managers shall devote such time to the business of the Company as they, in their discretion, deem necessary for the efficient carrying on of the Company's business.

3.3. Number

The number of Managers of the Company shall initially be one (1), and the initial Manager shall be Travis Wells. The number of Managers may be increased or decreased by the vote of Members with aggregate Voting Interests of more than 50 percent, but no decrease shall have the effect of shortening the term of any incumbent Manager.

3.4. Tenure and Removal

The initial Managers shall hold office until the first annual meeting of the Members and until their successors have been elected and qualified. At the first annual meeting of Members and at each annual meeting thereafter, the Members shall elect Managers to hold office until the next succeeding annual meeting. Each Manager shall hold office for the term for which he or she is elected and until his successor has been elected and qualified. At a properly called meeting, any Manager may be removed upon the affirmative vote of all Members.

3.5. Reliance by Third Parties

No third party dealing with the Company shall be required to ascertain whether a Manager is acting in accordance with the provisions of this Agreement. All third parties may rely on a document executed by any one of the Managers as binding the Company, unless the third party has actual notice that it should not rely on such document. The foregoing provisions shall not apply to third parties who are affiliates of a Member or a Manager. A Manager acting without authority shall be liable to the Members for any damages arising out of his or her unauthorized actions.

3.6. Resignation

A Manager may resign at any time by giving written notice to the Members. Unless otherwise specified in the notice, the resignation shall take effect upon receipt by the Members, and the acceptance of the resignation shall not be necessary to make it effective.

3.7. Newly Created Manager Positions and Vacancies

Newly created Manager positions resulting from an increase in the number of Managers shall be filled by the majority vote of Members. A Manager elected to fill a position resulting from an increase in the number of Managers shall hold office until the next annual meeting of Members and until his or her successor has been elected and qualified. Vacancies occurring for any reason shall be filled by the majority vote of Members. A Manager elected to fill a vacancy shall be elected to hold office for the remaining term of his predecessor.

3.8. Transactions Between Company and Manager

A Manager may contract and deal with the Company, or cause any person or entity affiliated with the Manager to contract or deal with the Company, provided such contracts and dealings are on terms comparable to and competitive with those available to the Company from others dealing at arm's length.

3.9. Management Fees and Reimbursements

The Managers shall be compensated as provided by Members with aggregate Voting Interests of more than 50%. Each Manager shall be reimbursed by the Company for any reasonable out-of-pocket costs incurred on behalf of the Company.

3.10. Insurance

The Managers shall maintain for the protection of the Company and all of its Members such insurance as the Managers, in their sole discretion, deem necessary for the operations being conducted.

3.11. Limitation of Liability and Indemnification

A Manager shall not be liable, responsible or accountable in damages or otherwise to the Company or to the members of the Company for any action taken or failure to act on behalf of the Company unless the act or omission constitutes gross negligence or willful misconduct. The Company shall indemnify and hold harmless the Managers and their agents and employees to the fullest extent allowed by the Act.

3.12. Quorum

A majority of all Managers shall be necessary to constitute a quorum at meetings of the Managers. Each of the Managers hereby consents and agrees that one or more Managers may participate in a meeting of the Managers by means of conference telephone or similar communication equipment by which all persons participating in the meeting can hear each other at the

same time, and such participation shall constitute presence in person at the meeting. If a quorum is present, the affirmative vote of the majority of the Managers at the meeting shall be the act of the Managers.

3.13. Informal Action

Any action required or permitted to be taken at a meeting of the Managers may be taken without a meeting if the action is evidenced by a written consent describing the action taken, signed by each Manager entitled to vote. Action taken under this section is effective when all Managers entitled to vote have signed the consent, unless the consent specifies a different effective date.

3.14. Annual Meeting

The annual meeting of the Managers shall be held immediately after the annual meeting of Members, or at such other time and on such other day as shall be fixed by the Managers, for the purpose of electing officers and for the transaction of such other business as may come before the meeting. If the election of officers shall not be held on the day designated for an annual meeting of the Managers, or at any adjournment thereof, the Managers shall cause the election to be held at a special meeting of the Managers as soon as may be convenient.

3.15. Special Meetings

Special meetings of the Managers for any purpose or purposes may be called by any Manager.

3.16. Place of Meeting

The Managers may designate the place of meeting for any annual meeting and the person calling a special meeting may designate the place for such special meeting. If no designation is made, the place of meeting shall be the registered office of the Company.

3.17. Notice to Managers

Notice of a special meeting shall be given to every Manager at least forty-eight (48) hours before the time of the meeting, stating the date, time, and place of the meeting. The notice need not describe the purpose of the meeting. Notice may be given orally to the Manager, personally or by telephone or other wire or wireless communication. Notice may also be given in writing by telegraph, teletype, electronically transmitted facsimile, electronic mail, mail, or private carrier. Notice shall be effective at the earliest of the time it is received; five days after it is deposited in the United States mail, properly addressed to the last address for the Manager shown on the records of the Company, first class postage prepaid; or the date shown on the return receipt if mailed by registered or certified mail, return receipt requested, postage prepaid, in the United States mail and if the return receipt is signed by the Manager to which the notice is addressed.

4. Members

4.1. Limited Liability

The liability of each Member shall be limited as set forth in section 53-619 of the Act. Except as permitted under this Agreement, a Member shall take no part in the control, management, direction or operation of the affairs of the Company and shall have no power to bind the Company.

4.2. Quorum

A majority of the outstanding voting rights, represented in person or by proxy, shall be necessary to constitute a quorum at meetings of the Members. Each of the Members hereby consents and agrees that one or more Members may participate in a meeting of the Members by means of conference telephone or similar communication equipment by which all persons participating in the meeting can hear each other at the same time, and such participation shall constitute presence in person at the meeting. If a quorum is present, the affirmative majority vote of the members represented at the meeting and entitled to vote on the subject matter shall be the act of the Members, unless a greater number is required by the Act. In the absence of a quorum, those present may adjourn the meeting for any period, but in no event shall such period exceed sixty days.

4.3. Informal Action

Any action required or permitted to be taken at a meeting of the Members may be taken without a meeting if the action is evidenced by a written consent describing the action taken, signed by each Member entitled to vote. Action taken under this section is effective when all Members entitled to vote have signed the consent, unless the consent specifies a different effective date.

4.4. Annual Meeting

The annual meeting of the Members shall be held at such time and on such day as shall be fixed by the Managers, for the purpose of electing Managers and for the transaction of such other business as may come before the meeting. If the election of Managers shall not be held on the day designated for an annual meeting of the Members, or at any adjournment thereof, the Managers shall cause the election to be held at a special meeting of the Members as soon as may be convenient.

4.5. Special Meetings

Special meetings of the Members for any purpose or purposes may be called by a Manager or by holders of not less than one-tenth of all membership units.

4.6. Place of Meeting

The Managers may designate the place of meeting for any annual meeting and the person calling a special meeting may designate the place for such special meeting. If no designation is made, the place of meeting shall be the registered office of the Company.

4.7. Notice of Meeting

Notice of a special meeting shall be given to every Member at least forty-eight (48) hours before the time of the meeting, stating the date, time, and place of the meeting. The notice need not describe the purpose of the meeting. Notice may be given orally to the Member, personally or by telephone or other wire or wireless communication. Notice may also be given in writing by telegraph, teletype, electronically transmitted facsimile, electronic mail, mail, or private carrier. Notice shall be effective at the earliest of the time it is received; five days after it is deposited in the United States mail, properly addressed to the last address for the Member shown on the records of the Company, first class postage prepaid; or the date shown on the return receipt if mailed by registered or certified mail, return receipt requested, postage prepaid, in the United States mail and if the return receipt is signed by the Member to which the notice is addressed.

4.8. Proxies

At all meetings of Members, a Member may vote in person or by proxy executed in writing by the Member or by his duly authorized attorney-in-fact. Such proxy shall be filed with a Manager of the Company before or at the time of the meeting. No proxy shall be valid after eleven months from the date of its execution, unless otherwise provided in the proxy.

4.9. Conduct of Meeting

At each meeting of the Members, a Chairman for that particular meeting shall be elected. The Chairman shall be the Member in attendance who has received the majority vote of the members represented at the meeting. The Chairman shall preside over and conduct the meeting and shall appoint someone in attendance to make accurate minutes of the meeting. Following each meeting, the minutes of the meeting shall be sent to each Manager and Member.

5. Officers

5.1. General

The officers of the Company shall be a President and Treasurer. The managers may appoint such other officers as they may consider necessary. The managers shall determine the terms and duties necessary for additional officers. The salaries, if any, for all the officers of the Company shall be fixed by the Managers.

5.2. Election and term of office

The President and Treasurer shall be elected by the managers annually at the annual meeting of the managers. The President and Treasurer shall hold office until the first of the following to occur: (1) until his successor shall have been duly elected and shall have qualified, (2) until his death, (3) until he shall resign, or (4) until he shall have been removed in the manner provided in this agreement.

5.3. Removal and vacancies

Any officer or agent may be removed by the managers whenever, in their judgment, the best interests of the Company will be served.

5.4. President

The President shall be the chief executive officer of the Company and shall, subject to the power and authority of the managers, be empowered to handle the day-to-day operations of the Company. The current President of the Company shall be Travis Wells.

5.5. Treasurer

The treasurer shall be the financial officer of the Company and shall have the care and custody of all funds, securities, evidences of indebtedness and other personal property of the Company. The treasurer shall also receive and give receipts and acquittances for monies paid in on account of the Company, and paid out of the Company funds for all bills and other just debts of the Company. She shall have such other powers and perform such other duties as may be from time to time prescribed by the President. The current Treasurer of the Company shall be Libby Wells.

6. Transfers

6.1. Transfers – Generally

Except as provided in the next subparagraph, no member may transfer his or her membership interest in the company without the prior written approval of all members.

6.2. Transfers to members and descendants

A member may transfer his membership units in the company to a member or their descendants without the prior written approval of all the members. The transfer may be for any consideration the transferring member considers appropriate, or it may be a transfer by gift or at death. The transferee under this subparagraph shall become a substitute member upon compliance with the conditions in section 7, without the need for the written consent of all the other members.

Transfers under this subparagraph shall not be subject to the option rights under section 6.3.

6.3. Other transfers – first option

Except as provided in section 6.2, any transferee receiving a membership interest, whether by operation of law or otherwise, shall not be a substituted member. Such transferee must comply with the requirements under section 7 to become a substituted member. Additionally, except as provided in section 6.2, the membership interest of any transferee, whether received by operation of law or otherwise, shall be subject to an option to repurchase by the remaining members or the Company, as the remaining members shall agree, upon the terms and conditions established in this section 6.3. The option to repurchase may be exercised at anytime by delivering written notice to the transferee. If the option to repurchase is exercised, the closing shall occur within 90 days of the delivery of the written notice. The purchase price shall be determined by the following formula:

> The value of all cash and marketable securities owned by the Company on the date the option is exercised; plus
>
> Fair market value of any real property owned by the Company on the date the option is exercised. Fair market value shall be determined by an independent appraiser chosen by the Company; less
>
> The current amounts due any creditors of the Company as of the date the option is exercised;
>
> The resulting total shall be divided by the number of outstanding membership units.

If the amount of the purchase price is less than $10,000.00, the full amount of the purchase price shall be paid at closing. If the amount of the purchase price is more than $10,000.00 but less than $50,000.00, then the purchase price shall be paid in equal annual installments over 5 years with interest accruing at the applicable federal rate as of the date the option is exercised. If the amount of the purchase price is $50,000.00 or more then the purchase price shall be paid in equal annual installments over 10 years with interest accruing at the applicable federal rate as of the date the option is exercised. Whenever the purchase price is to be paid over time, the purchaser of the membership units shall provide the assets of the Company or the membership units of the purchaser as collateral.

6.4. Transferor ceases to be a member upon transfer of entire membership interest

Upon transferring its entire membership interest, voluntarily or involuntarily, the transferor ceases being a member and shall have no further voting or other rights.

6.5. Transfers subject to this agreement

All transferees of any membership interest in this Company shall hold their interest or rights subject to the terms of this agreement. This shall be true regardless of whether the holder of the interest obtained it by gift, transfer for value, or by operation of law.

7. Substituted Member

No assignee, legatee, or transferee (by conveyance, operation of law or otherwise) of the whole or any portion of a member's interest in the Company shall have the right to become a substituted Member without the written consent of all of the Members. The granting or denial of a request for such written consent shall be within the absolute discretion of each Member. A substituted Member shall succeed to all the rights and interest of his assignor in the Company. An assignee of a Member who is not admitted as a Member shall be entitled only to the distributions to which his assignor would otherwise be entitled. Unless a transferee is a substituted member, the transferee of a membership interest shall be disregarded by the Company when dealing with the voting rights of its members.

7.1. Death or disability

If a Member shall die, his personal representative, administrator or trustee, or, if he shall be adjudicated insane or incompetent, his committee, conservator or representative, or if a Member shall be dissolved, merged or consolidated, its successor in interest, shall have the same economic rights and obligations that such Member would have had if he had not died or had not been adjudicated insane or incompetent or had not been dissolved, merged or consolidated, except that the personal representative, administrator, trustee, committee, conservator, representative or successor shall not become a substituted Member without the unanimous written consent of the other Members.

7.2. Assumption of transferor's obligations

No transfer of any interest in the Company otherwise permitted under this agreement shall be effective for any purpose whatsoever until the transferee shall have assumed the transferor's obligations to the extent of the interest transferred and shall have agreed to be bound by all the terms and conditions hereof, by written instrument, duly acknowledged, in form and substance reasonably satisfactory to the Managers.

7.3. Additional conditions to be a substituted Member

As conditions to his admission as a substituted Member, (a) any assignee, legatee, transferee or successor of a Member shall execute and deliver such instruments, in form and substance satisfactory to the Managers, as the Managers shall deem necessary, and (b) such assignee, legatee, transferee or successor shall pay all reasonable expenses in connection with his admission as a substituted Member.

8. Issuance of new membership interests in the company

Only upon written approval by a majority vote of the members of the Company may new membership interests be issued and provided they pay a fair consideration for the interest being purchased. What is a fair consideration shall be determined by a majority vote of the members. Generally the consideration can be cash, cancellation of debt where the Company received the cash giving right to the debt, valuable property, or services. Before determining the value of services or property the members shall obtain independent valuation of the property or services.

Members shall not have a pre-emptive right to purchase any part of the offered interests to protect their percent of ownership.

9. Additional contributions by members

Unless approved unanimously by all the members, the Company may not assess additional contributions from its members.

10. Maintenance of capital accounts

10.1. Increases to capital accounts

A capital account shall be maintained for each member in accordance with the provisions of Treasury Regulations (Reg.) adopted under section 704(b) of the Internal Revenue Code of 1986, as amended (Code), including the provisions contained in section 1 of Attachment A.

10.2. Other adjustments

Upon the occurrence of the following events the value of each of the Company assets (including intangible assets such as goodwill) shall be adjusted to the fair market value for book purposes:

a contribution of money or other property (other than a de-minimis amount) to the Company by a new or existing member as consideration for an interest in the Company;

a distribution of money or other property (other than a de-minimis amount) by the Company to a retiring or continuing member as consideration for an interest in the Company other than a distribution in which all members receive simultaneous distributions of undivided interest in the distributed property in proportion to their interest in the Company; or

the termination of the Company for federal income tax purposes pursuant to Code §708(b)(1)(B).

When an adjustment is made to fair market value pursuant to this section, the capital accounts of all members shall be adjusted as if the Company recognized gain or loss equal to the amount of such aggregate net adjustment. When an adjustment is made to fair market value pursuant to this section, the members' capital accounts shall be adjusted for allocation to them of depreciation, depletion, amortization and gain or loss on such book value of the property. When an adjustment is made to fair market value pursuant to this section, the members' distributive shares of depreciation, depletion, amortization, and gain or loss, as computed for tax purposes, with respect to such property shall be determined so as to take account of the variation between the adjusted tax basis and book value of such property in the same manner as under Code §704(c) and the regulations under Code §704(c). When the book value of property differs from its tax basis the depreciation, depletion or amortization taken for book purposes shall bear the same relationship to that taken for tax purposes as the book value of the property bears to the tax basis.

10.3. Transfer of an interest

Upon the transfer of all or a part of an interest in the Company, the capital account of the transferor that is attributable to the transferred interest carries over to the transferee member in accordance with Reg. § 1 .704-(b)(2)(iv).

10.4. Interpretation

The manner in which capital accounts are to be maintained pursuant to this section is intended to comply with the requirements of section 704(b) of the Internal Revenue Code and its associated regulations. If in the opinion of the Company's accountants the manner in which capital accounts are to be maintained pursuant to the provisions of this article should be modified to comply with section 704(b) of the Code and associated regulations, then notwithstanding anything to the contrary contained in the provisions of this article, the method in which capital accounts are maintained shall be so modified; provided, however, that any change in the manner of maintaining capital accounts shall not materially alter the economic agreements of the members.

11. Distributions & allocations

11.1. Net profits and net losses from operations

Except as may be required by § 704(c) of the Code, net profits, net losses, and other items of income, gain, loss, deduction and credit shall be apportioned among the members in proportion to the member's membership units.

11.2. Interim distributions

From time to time, the managers shall determine by majority vote to what extent, if any, the Company's cash on hand exceeds the current and anticipated needs, including needs for operating expenses, debt service, acquisitions, reserves, and mandatory distributions, if any. To the extent such excess exists, the managers may make distributions in accordance with the members' membership units.

11.3. Disproportionate allocations

Tax items of loss, deduction, expense or credit may be disproportionately allocated to members only pursuant to a resolution unanimously adopted by the members. All disproportionate allocations shall be made under the rules set forth in section 2 of Attachment A.

11.4. Allocations on sale of all assets or liquidation of Company

On the sale of all or substantially all of the assets of the Company or with respect to the liquidation of the Company, allocations of loss shall be made among the members in proportion to their respective positive capital account balances until the positive capital account balances of the members are all reduced to zero, and thereafter among the members in accordance with their interests in the Company, and any profit associated with the sale of all the assets or with the liquidation of the Company shall be allocated as follows:

First, among the members having deficit capital account balances (proportionate to the deficit capital account balances of each of such members) an amount sufficient to reduce such deficit balances, to the fullest extent possible, to zero;

Second, among unit holders of any class of units having non-proportionate rights on liquidation; and

Third, to the holders of all other units on a pro rata basis.

11.5. Retained profits

Unless otherwise provided, retained profits shall be considered an increase in capital contribution of the Company.

11.6. Capital distributions

Distribution of capital assets (not current earnings) or distributions of property shall be made upon a vote of the members. No distribution shall be declared and paid unless, after the distribution is made, the assets of the Company are in excess of all liabilities of the Company, except liabilities to members on account of their contributions. Liquidating distributions shall be made as required in section 11.4.

12. Section 754 election

The Company shall make elections under Code section 754 upon the request of any member who would benefit from such an election.

13. Term, Amendments, Dissociation, and Dissolution

13.1. Term

The existence of the Company shall be perpetual.

13.2. Amendments

This operating agreement may be altered, amended, restated, or repealed, and a new operating agreement adopted by a 66% vote of all the members.

13.3. Dissociation

A person shall cease to be a member of this Company upon the occurrence of one or more of the events set forth in Idaho Code section 53-641(1)(a)-(k).
In order for a person to be removed from the company as provided under Idaho Code section 53-641(1)(c), at least 75% of the voting rights of the members must approve of the removal. If a person is removed from the company he or she shall receive fair value for the member's interest in the company as of the date of dissociation.

There shall be no dissociation under Idaho Code sections 53-641(1)(a) or 53-641(3). A member has no power to withdraw by voluntary act from this limited liability company. Upon dissociation the Company shall continue.

If a person ceases to be a member because of an event of dissociation under Idaho Code sections 53-641(1)(b)-(k), the person shall be treated as an assignee from the date of dissociation. The assignee shall only have an economic interest in the Company, and shall have no voting rights.

13.4. Dissolution

No dissolution shall occur by reason of any event of dissociation provided for under Idaho Code section 53-641. A vote to continue the business in the case of an event of dissociation will be presumed unless the members of the Company take affirmative action otherwise.

14. Fiscal Matters

14.1. Fiscal Year

The fiscal year of this Company shall begin on the first day of January and end on the last day of December each year.

14.2. Deposits

The Company shall maintain one primary depository account and all receipts and disbursements shall be made from that account. Additional depository accounts may be maintained but shall be used only to transfers funds from and to the main depository account.

14.3. Signature Authority

All checks, drafts or other orders for the payment of money, and all notes or other evidences of indebtedness issued in the name of the Company shall be signed by an officer of the Company.

14.4. Accounting

Periodically as the members shall agree accounting records and reports shall be prepared and distributed to all members. The members shall send any other financial information to other members upon their request for that information; however, the member preparing the report does not need to prepare special summaries or analysis for the members. His obligation shall be only to provide members, upon their request, what information he has.

14.5. Accountant and lawyer

The members shall select an accounting firm and law office to perform accounting and legal services for the Company. Those companies shall represent the Company only so long as acceptable to the members. The accounting firm shall have full access to all financial records of the Company. The accounting firm shall review the financial information being sent to the members to assure it is reasonably complete and accurate and based on a record system that is designed to capture all necessary information. It is not intended that the accounting firm audit the records of the Company, but it is intended that the accounting firm be able to assure the members they are receiving financial information adequate to enable them to understand the financial affairs of the Company.

15. Books and Records

The books and records of the Company shall be kept at the principal office of the Company. Any member of the Company shall have the right to examine at any reasonable time for reasonable purposes that promote the interests of the Company, all the books and records of the company. All financial records shall be maintained and reported based on generally acceptable accounting practices unless the members decide to vary from those standards. Any variance must be adopted by a resolution in writing.

16. Dispute resolution

16.1. Dispute Resolution

All disputes between members that relate to this Company shall be settled exclusively as provided in this section.

Any controversy (including both actions in contract and in tort) arising out of or relating to this Operating Agreement, (including its formation, performance, modification or extension) for any form of relief (including damages, rescission, specific performance, and injunction, but excluding punitive damages that shall not be awardable) shall be settled by arbitration. The arbitration shall be conducted under the auspices of and by the rules of the American Arbitration Association. The arbitration shall be conducted in Idaho Falls, Idaho. Discovery shall be allowed at the discretion of the arbitrator. The decision of the arbitrator shall be final and binding upon the parties. The parties consent that any notice, motion, application or any paper concerning the arbitration may be served by certified mail, return receipt requested, or by personal service provided it allows reasonable time for appearance. The arbitration proceedings must be begun within one year after the claim arises. Failure to begin arbitration proceedings within that period shall constitute an absolute bar to the institution of any proceedings on that claim and a waiver of that claim.

17. Miscellaneous

17.1. Principal Office

The principal office of the Company in Idaho shall be located at 7496 S. Teapot Circle, Idaho Falls, Idaho 83406. The Company may have such other offices, either within or without the State of Idaho, as the members may designate or as the business of the Company may from time to time require.

17.2. Registered Office

The Company is required by the Idaho Limited Liability Company Act to maintain a registered office and agent in the State of Idaho. The address of the registered office of the Company is 2105 Coronado Street, Idaho Falls, Idaho 83404, and the initial registered agent at such address is Kari M. Campos. The registered office and the registered agent may be changed from time to time by action of the Managers and by filing the prescribed form with the Idaho Secretary of State.

17.3. Waiver of Notice

Whenever any notice is required to be given, a waiver in writing signed by the persons entitled to such notice shall be equivalent to the giving of the notice. It makes no

difference whether the waiver is signed before or after the event concerning which the notice is given.

17.4. Indemnification by Company

The Company may indemnify any person who was or is a party defendant or is threatened to be made a party defendant to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Company) by reason of the fact that he or she is or was a member of the Company, employee or agent of the Company, or is or was serving at the request of the Company, against expenses (including attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if the members determine that he or she acted in good faith and in a manner she or he reasonably believed to be in or not opposed to the best interest of the Company, and with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolocontendere or its equivalent, shall not itself create a presumption that the person did or did not act in good faith and in a manner that she or he reasonably believed to be in the best interest of the Company, and, with respect to any criminal action or proceeding, had reasonable cause to believe that her or his conduct was unlawful.

18. Adoption and Ratification

This agreement is adopted on the date indicated after this paragraph and is retroactively effective as of _____, 2005. This agreement is a private agreement between the parties and is not to be, in any form or manner, disclosed to non-management third parties. Also the conduct and operation of this Company as well as the relationship of the Company (including management) to its members and the relationship between the members involving Company matters is private and confidential. Should there be disagreements resulting in arbitration, all such arbitration matters and procedures shall be under closed seal and are never to be disclosed to people outside the arbitration procedure.

Dated: _____,2005

Travis Wells

Libby Wells

AV-1329-A
PEAY, JOHN M & JOAN B
FORBUSH M DON TR
ZONE OST

AV-1328-B
BEAUTIFUL VALLEY LLC
ZONE OST

MOUNT ZION DR.

ZION CIR

ZONE AG

ZONE RE-1

ZONE OST

AV-1329
CEDAR VISTA LLC

EX- ZONE OST
PROPOSED ZONE RE-1
158.16 ACRES

MAIN STREET

AV-1327
2000 MAIN LLC
ZONE OST

ZONE OSC

AV-1343-A-1
TLW INV LLC

EX- ZONE OST
PROPOSED ZONE RE-1
40.76 ACRES

AV-1343-A-2
TUCKERVILLE LLC

ZONE OST

ZONE LEGEND

EXISTING ZONES

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

PROPOSED ZONE

RE-1	1.0 ACRES LOTS

NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

DATE: 11-29-21
JOB NUMBER: 4557-20
SCALE: 1"=200'
DRAWN BY: AZ
CHECKED BY: CAC

REVISIONS | DATE

FILE NAME: Apple Valley Zone Maps_2.dwg

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 PARCEL AV-1329 ZONE CHANGE
FOR
TRAVIS WELLS
LOCATED IN SECTION 29
TOWNSHIP 42 SOUTH, RANGE 11 WEST SLB&M,
APPLE VALLEY, WASH. CO., UTAH

SHEET 1 OF 1 SHEETS

APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW

PARCEL ID: AV-1343-A-1

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: TLW Investments LLC Verified by: ☐County Records ☒Warranty Deed
AGENT: Alliance Consultants Verified by ☒Supplied Affidavit ☐Unable to verify

ACRES IN TAX ID: 40 **ACRES IN APPLICATION:** 40
CURRENT ZONE: Open Space Transitional (OST) **PROPOSED ZONE:** Rural Estates 1 Acre lots (RE-1)
ADJACENT ZONES: Open Space Transition (OST), Open Space Conservation (OSC)
GENERAL PLAN ZONE: Residential Medium Density 1-5 Acre Lots.

COMMENTS: All application problems we brought out at our previous Planning Commission meeting, has been addressed.

FYI. The Town Master Road plan shows a mid valley proposed collector road, which is adjacent to this property to the north and east. The main connection point to this property should be from Main Street or the proposed collector road, when they are available. The applicant would also be required to provide for a secondary access to Main Street in order to be able to develop this property.

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;
ANSWER: This application meets the minimum suggested size on the General Plan, if minimum is what the town wants for this parcel.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
ANSWER: There is no development adjacent to this property but it is harmonious with the closest adjacent developments.

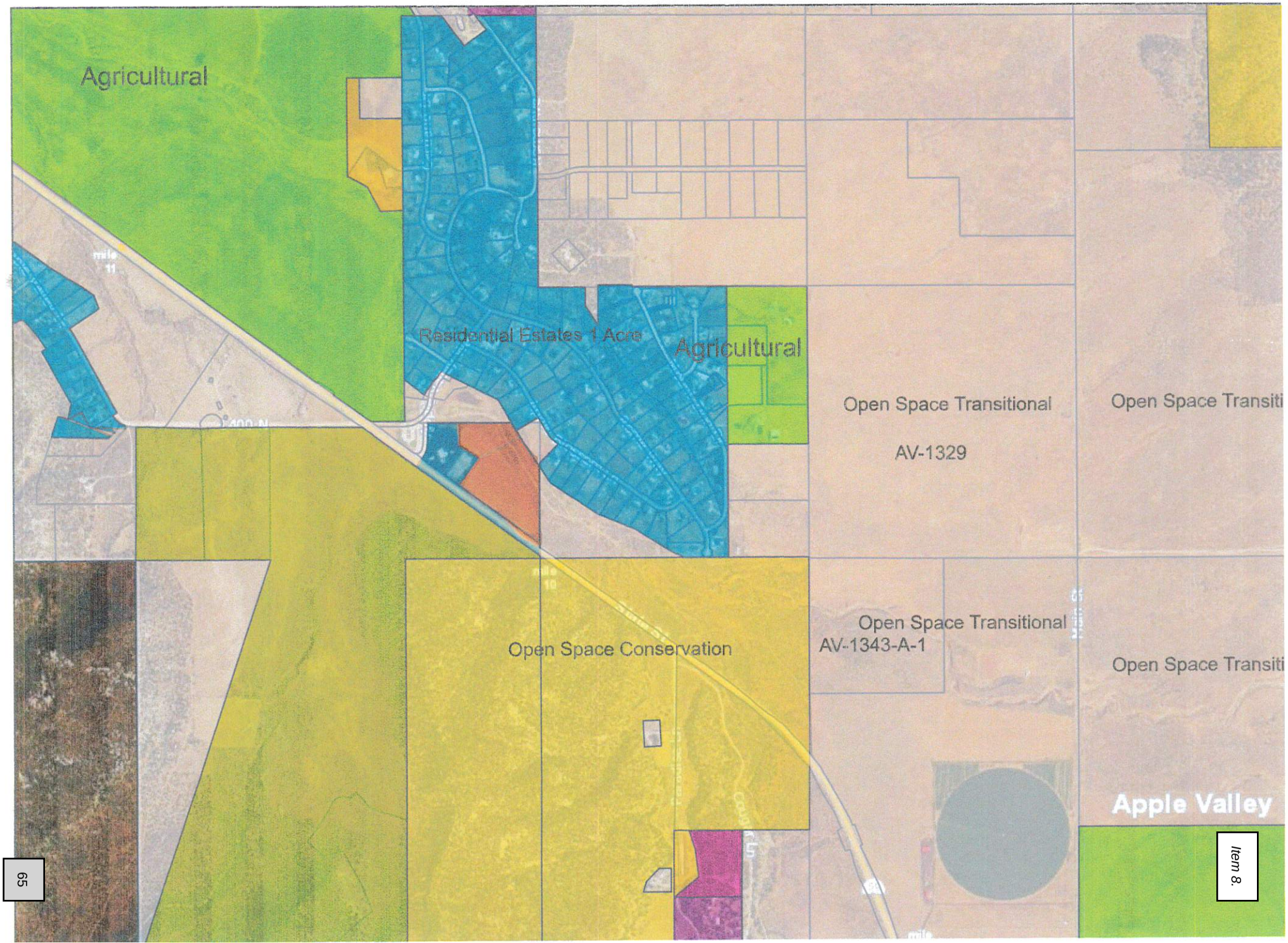
3. The extent to which the proposed amendment may adversely affect adjacent property; and
ANSWER: There is no development adjacent to this property so it does not adversely affect adjacent property owners.

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.

ANSWER: There is no access to this property from any direction. There are also serious questions about the Town having adequate services to be able to service the property, especially since there are no street, water or sewer services anywhere close to this property.

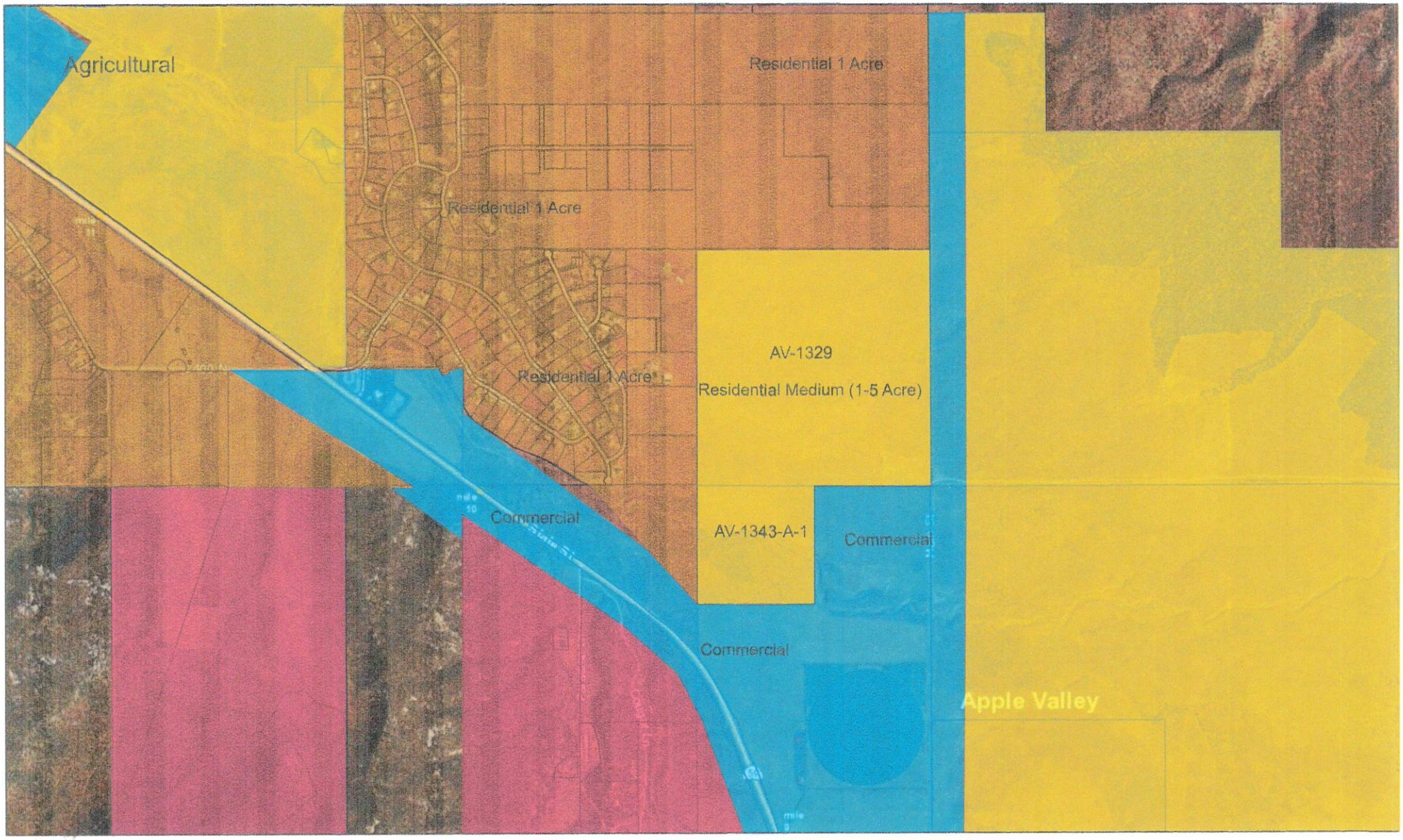
NOT SUPPLIED BY APPLICANT

AV-1329 & AV-1343-A-1 Current Zo



NOT SUPPLIED BY APPLICANT

AV-1329 & AV-1343-A-1 GENERAL PLAN



11/25/2021, 9:04:21 PM

General Plan

- C-Commercial
- R-1 Acre
- R-1/2 Acre
- R-MED
- Washington County Parcels

0

0

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 TBD by new council

Paperwork returned by Libby Wells (Date) 12/29/21

Name of Applicant: Travis & Libby Wells (TLW Investments)

Site Location: AV-1329 (160 Acres)

Mailing Address: 1363 Rome Way
Apple Valley Ut 84737

Phone: 208-681-5407

Purpose of Request: Zone change
(1 acre)

Libby Wells
Applicant Signature

1. Annexations: $1500.00 filing fee
2. Conditional Use Permit: $300.00 filing fee
3. Zone Changes: $500.00 + Acreage Fee filing fee
4. Subdivisions: $1500.00 filing fee
5. Lot Line Adjustment: $200.00 filing fee
6. Lot Split (2 Lots): $250.00 filing fee
7. General Plan Amendment: $500.00 + 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

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: TLW Investments LLC		Phone: 208-681-5407	
Address: 1363 N. Rome		Email: libbywells@infowest.com	
City: Apple Valley	State: Utah	Zip: 84737	
Agent: (If Applicable) Travis or Libby Wells		Phone: 208-589-5407	
Address/Location of Property:		Parcel ID: AV-1329	
Existing Zone: Open Space		Proposed Zone: RE-1 and SF 1/2	
Reason for the request: develop subdivision			

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

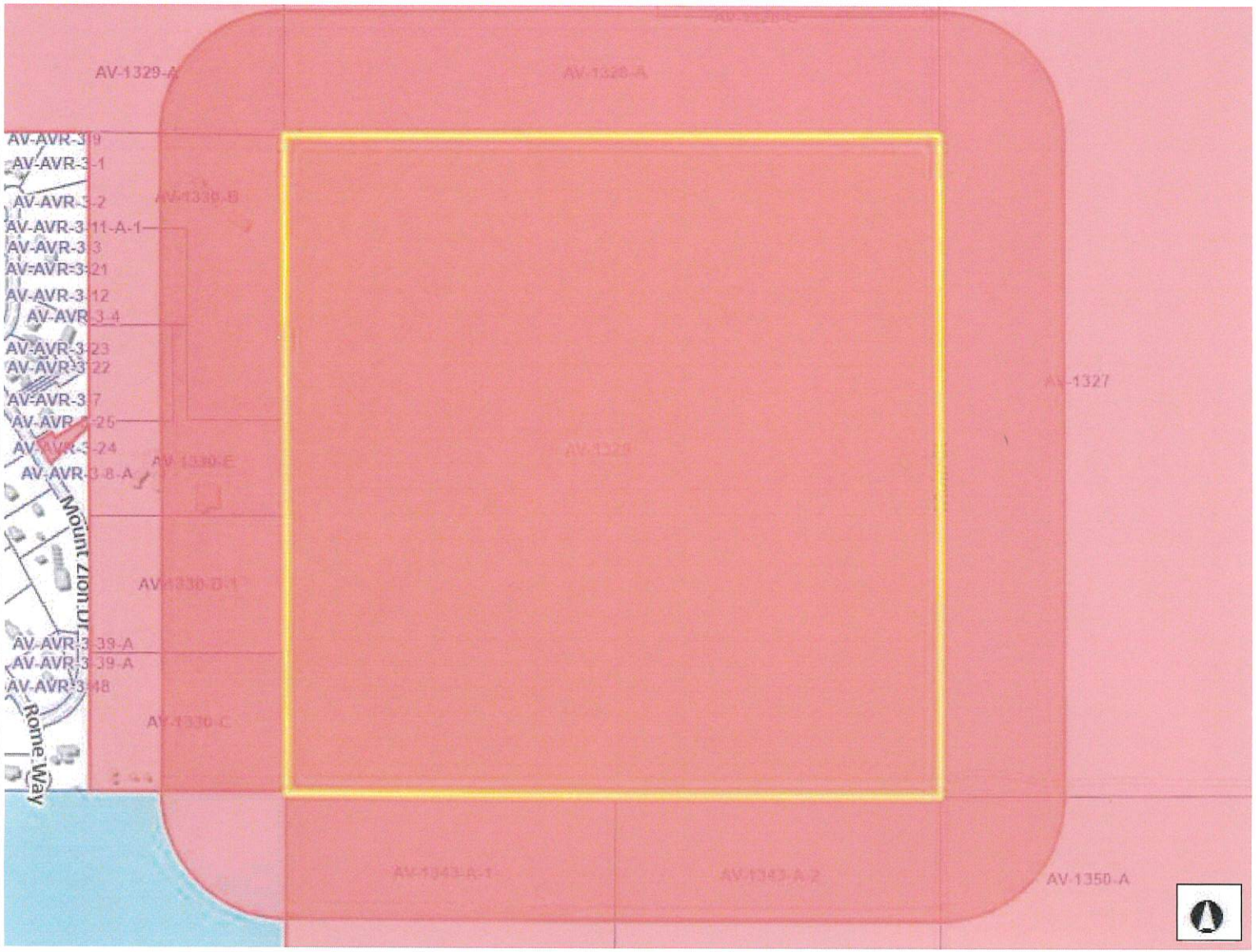
- [x] A. The name and address of every person or company the applicant represents
- [x] B. An accurate property map showing the existing and proposed zoning classifications
- [x] C. All abutting properties showing present zoning classifications
- [x] D. An accurate legal description of the property to be rezoned
- [x] 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
- [x] F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

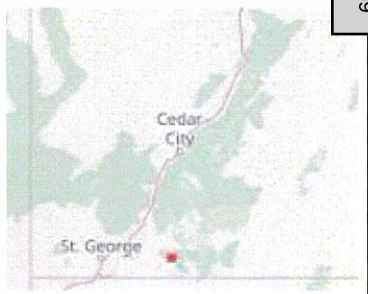
Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second 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:	10/21/21 Re-Received 12/29/21	By:	
Date Application Deemed Complete:	10/21/21	By:	

Re-Received 12/29/21 JW

Title





Legend

- Parcels
- Ownership
  - U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilde
  - National Park Service
  - Shivwits 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

1,504.7 0 752.33 1,504.7 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.

AFFIDAVIT
PROPERTY OWNER

STATE OF ~~UTAH~~ Idaho)
)§
COUNTY OF ~~WASHINGTON~~ Jefferson)

I (We) Cedar Vista by John K. Bagley, being duly sworn, deposed 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 20th day of October, 2021.

JULIA G. LEWIS Exp. 11/09/2026 NOTARY PUBLIC Comm. No. 64422 STATE OF IDAHO

Notary Public

Residing in: Lewiston, ID 83431

My Commission Expires: November 9, 2026

AGENT AUTHORIZATION

I (We), Cedar Vista LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alliance Consulting 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 20th day of October, 2021.

JULIA G. LEWIS Exp. 11/09/2026 NOTARY PUBLIC Comm. No. 64422 STATE OF IDAHO

Notary Public

Residing in: Lewiston, ID 83431

My Commission Expires: November 9, 2026

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) TLW Investments LLC, being duly sworn, deposed 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 21 day of October, 2021.

CRAIG A COATS
Notary Public
State Of Utah
My Commission Expires July 5, 2024
COMMISSION NUMBER 712254

Notary Public

Residing in: Wash. Co.

My Commission Expires: July 5, 2024

AGENT AUTHORIZATION

I (We), ~~Cedar Vista LLC~~ LW TLW Investments LLC the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Alliance Consulting 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.

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Notary Public
State Of Utah
My Commission Expires July 5, 2024
COMMISSION NUMBER 712254

Notary Public

Residing in: Wash. Co.

My Commission Expires: July 5, 2024

ALLIANCE CONSULTING
A Planning and Engineering Firm

Apple Valley AV-1329

The Southeast Quarter of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

DOC ID 20170037242

Quit Claim Deed Page 1 of 2
Russell Shirts Washington County Recorder
09/13/2017 03:04:28 PM Fee $14.00 By FIRST AMERICAN - ST. GEORGE MAIN

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICES TO:
Cedar Vista, LLC
4805 South 3300 West
Rexburg, Idaho 83440

Space above for County Recorder's use
Parcel I.D. #s AV-1328-A
AV-1329 16.0 Acres
AV-1343-A-1

QUIT-CLAIM DEED

A.V. HOLDINGS, LLC, a Utah limited liability company ("**Grantor**") of 2150 South 1300 East, Suite 150, Salt Lake City, Utah 84106, hereby QUIT CLAIMS to **CEDAR VISTA, LLC**, an Idaho limited liability company ("**Grantee**") of 4805 South 3300 West, Rexburg, Idaho 83440, for the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the following-described tract of land in Washington County, State of Utah:

SEE ATTACHED LEGAL DESCRIPTION.

WITNESS the hand of said Grantor this 7th day of September, 2017.

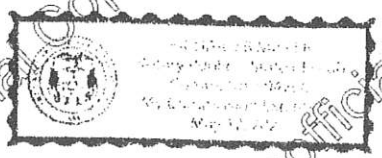
A.V. HOLDINGS, LLC a Utah limited liability company
By: MFG Property Management, LLC, a Utah limited liability company

By: _____
Name: Richard H. Miller
Its: Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On this 7th day of September, 2017, personally appeared before me Richard H. Miller, the signer of the within instrument, who duly acknowledged to me that he executed the same in the capacity indicated above.

_____
Notary Public



Unofficial Copy

Exhibit "A"

PARCEL 1:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42, SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°57.52" EAST ALONG THE SECTION LINE 2639.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 0°05.25" EAST, ALONG THE QUARTER SECTION LINE 1019.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°58.46" EAST 1003.04 FEET; THENCE SOUTH 0°05.25" EAST 572.41 FEET; THENCE NORTH 89°58.45" EAST 502.43 FEET; THENCE SOUTH 0°05.25" EAST 562.64 FEET; THENCE NORTH 89°58.45" EAST 1136.51 FEET TO A POINT ON THE SECTION LINE; THENCE SOUTH 0°06.19" EAST ALONG THE SECTION LINE 480.65 FEET TO THE EAST QUARTER OF SAID SECTION 29; THENCE SOUTH 89°58.45" WEST ALONG THE QUARTER SECTION LINE 2642.11 FEET TO THE CENTER OF SAID SECTION 29; THENCE NORTH 0°05.25" WEST ALONG THE QUARTER SECTION LINE 1615.71 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:
THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, ALSO:
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°57.52" EAST ALONG THE SECTION LINE 2639.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 0°05.25" EAST ALONG THE QUARTER SECTION LINE 1019.60 FEET; THENCE NORTH 89°57.52" WEST 2639.41 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 0°06.46" WEST ALONG THE SECTION LINE 1019.60 FEET TO THE POINT OF BEGINNING.

PARCEL 8:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

Together with a portion of Water Rights No. 81-4536, change application a30467, being 98.93 acre feet

Unofficial Copy

254

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 (Name) 2150 South 1300 East, Ste 150, Salt Lake City,UT84106 (Address)

Add: ☐ Delete: ☐ (Name) (Address)

Add: ☐ Delete: ☐ (Name) (Address)

7. Signature of a manager, member, or authorized person.

Printed Name: John K Bagley

Signature:

Printed Name:

Signature:

Rev. 05/2016

Secretary of State use only

IDAHO SECRETARY OF STATE
10/02/2017 05:00
CK:1050 CT:346414 BH:1605382
1@ 30.00 = 30.00 ORGAN AMEN #2

W117131

Printer friendly view

Query: AccountNumID = 0154941

Showing 1 result on 1 page

Account# Summary

0154941	Parcel #: AV-1329	Owner: *CEDAR VISTA LLC*
	Situs:	Legal: **S: 29 T: 42S R: 11W SE1/4 SEC 29**
	Acres: 157.75	**T42S R11W.**

Version: 07/20/2021 11:21:12-208 AM to: MAX

Account 0154941

Location

Account Number 0154941
Parcel Number AV-1329
Tax District 45 - Apple Valley Town
Acres 157.75
Situs 0, 0
Legal S: 29 T: 42S R: 11W SE1/4 SEC 29 T42S R11W.
Parent Accounts
Parent Parcels
Child Accounts 0563943
0690399
1095372
Child Parcels 1329-A
1329-B-SE
AV-1329-D
Sibling Accounts
Sibling Parcels

Owner

Name CEDAR VISTA LLC
PO BOX 122
REXBURG, ID 83440

Value

Market (2021)	$654,700
Taxable	$176,620

Tax Area: 45 **Tax Rate:** 0.008909

Type	Actual	Assessed	Acres
Ag Land	$174,700	$174,700	58.220
Farm Land FAA	$480,000	$1,920	160.000

Transfers

Entry Number	Recording Date	
00434469	05/26/1993 11:51:00 AM	B: 730 P: 247
00567275	05/29/1997 04:17:00 PM	B: 1104 P: 412
00571351	07/15/1997 09:55:00 AM	B: 1116 P: 493
00571352	07/15/1997 09:56:00 AM	B: 1116 P: 495
00948541	06/01/2005 04:53:00 PM	B: 1750 P: 1084
20060005889	03/01/2006 04:56:21 PM	
20070002934	01/18/2007 03:09:47 PM	
20100015231	05/10/2010 02:52:32 PM	
20100016490	05/20/2010 01:46:28 PM	
20100016491	05/20/2010 01:46:28 PM	
20110014619	05/11/2011 03:09:01 PM	
20110031703	10/18/2011 02:16:28 PM	
20110031704	10/18/2011 02:16:28 PM	
20120044925	12/31/2012 02:26:54 PM	
20170037242	09/13/2017 03:04:28 PM	
20190000956	01/09/2019 11:15:43 AM	
20210002782	01/13/2021 03:17:11 PM	

"Tax"

Tax Year	Taxes
2021	$1,573.51
2020	$24.36

Images

- GIS

IDAHO
Secretary of State's Office

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Business Search

CEDAR VISTA

Advanced

Results: 1

Form Info	Status	Filing Date	Agent
CEDAR VISTA, LLC (360008) *Limited Liability Company (D)*	Active-Existing	09/10/2012	JOHN K BAGLEY

© 2021 ID Secretary of State

AV-1329-A
PEAY, JOHN M & JOAN B
FORBUSH M DON TR
ZONE OST

AV-1328-B
BEAUTIFUL VALLEY LLC
ZONE OST

MOUNT ZION DR.

ZION CIR

ZONE AG

ZONE RE-1

ZONE OST

AV-1329
CEDAR VISTA LLC

EX- ZONE OST
PROPOSED ZONE RE-1
158.16 ACRES

MAIN STREET

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2000 MAIN LLC
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ZONE OSC

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EX- ZONE OST
PROPOSED ZONE RE-1
40.76 ACRES

AV-1343-A-2
TUCKERVILLE LLC

ZONE OST

ZONE LEGEND

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

PROPOSED ZONE

RE-1	1.0 ACRES LOTS

NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

DATE: 11-29-21
JOB NUMBER: 4557-20
SCALE: 1"=200'
DRAWN BY: AZ
CHECKED BY: CAC
REVISIONS DATE
FILE NAME: Apple Valley Zone Maps_2.dwg

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 PARCEL AV-1329 ZONE CHANGE
FOR
TRAVIS WELLS
LOCATED IN SECTION 29
TOWNSHIP 42 SOUTH, RANGE 11 WEST SLB&M,
APPLE VALLEY, WASH. CO., UTAH

SHEET 1 OF 1 SHEETS

APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW

PARCEL ID: AV-1329

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: TLW Investments LLC Verified by: ☐County Records ☒Warranty Deed

AGENT: Alliance Consultants Verified by ☒Supplied Affidavit ☐Unable to verify

ACRES IN TAX ID: 157.75 **ACRES IN APPLICATION:** 157.75

CURRENT ZONE: Open Space Transitional (OST) **PROPOSED ZONE:** Rural Estates 1 Acre lots (RE-1)

ADJACENT ZONES: Agricultural (AG), Open Space Transition (OST), Open Space Conservation (OSC)

GENERAL PLAN ZONE: Residential Medium Density 1-5 Acre Lots.

COMMENTS: The ownership problems we brough out in the last planning commission meeting has all been addressed except the fact that current and previous owner of this and adjacent properties have done multiple lot splits that did not go through the Apple Valley Town legal process to subdivide these properties (including this parcel), and we are therefore under no obligation to even consider this application. They should be required to go back and make those lots splits legal, before we consider this application, however the following is our comments on this application.

The Town Master Road plan shows a mid valley proposed collector road, which is adjacent to this property to the east. The main connection point to this property should be from Main Street. The applicant would also be required to provide for a secondary access to Main Street in order to be able to develop this property.

The following is our report based upon the property location and other facts:

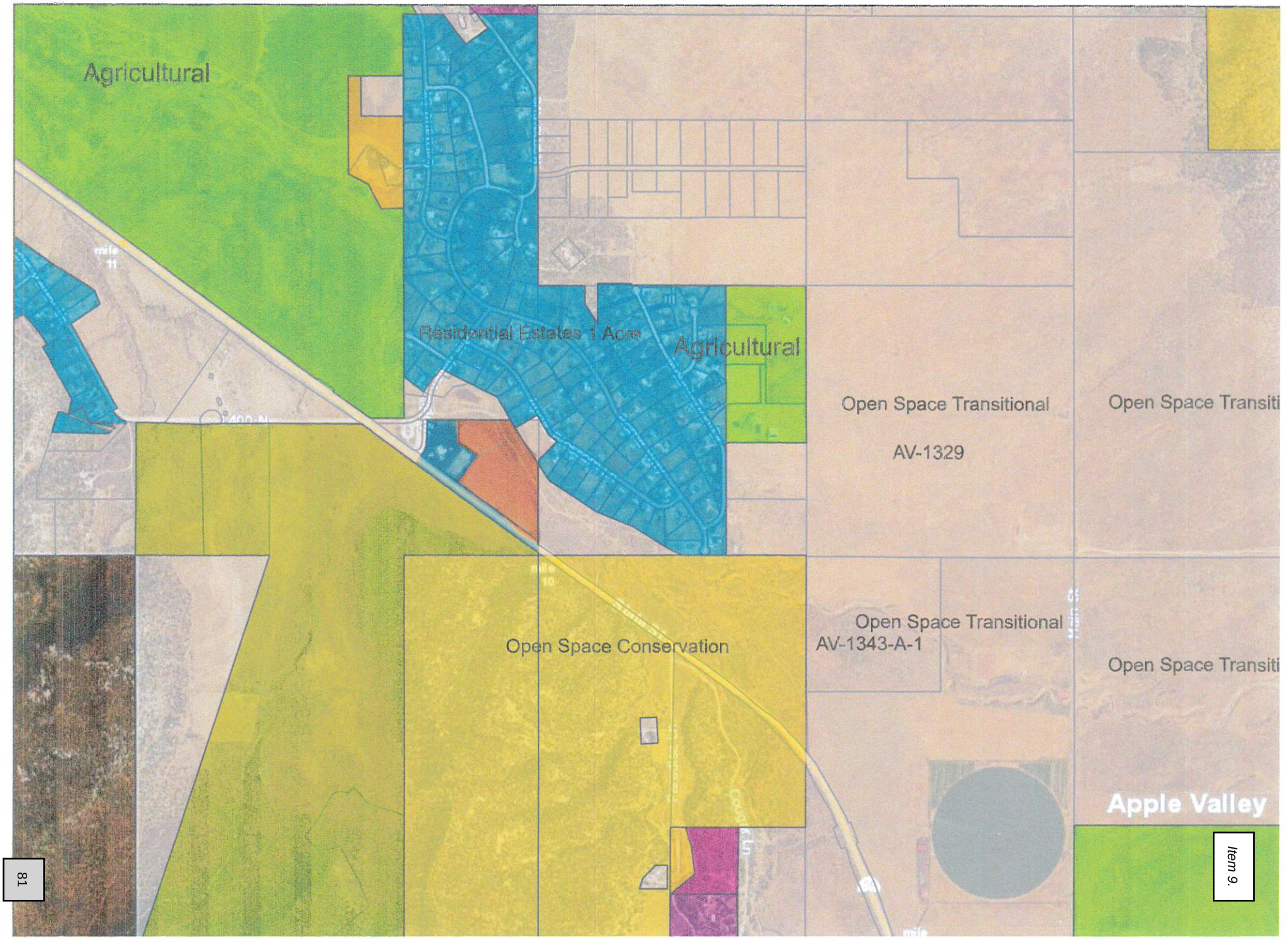
REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
ANSWER: This application does meet the General Plan as it shows Medium Density which is 1–5-acre lots
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
ANSWER: No, it is not harmonious with the immediate adjacent properties to the east, which all average over 10 acres each and zoned agricultural, so agricultural 5 acre lots, or Rural Estate 5 Acre lots would be more harmonious with the adjacent properties.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
ANSWER: Bringing this high of a density immediately next to low density agricultural property could adversely affect the adjacent property owners.
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.

ANSWER: There is road access from Main Street to this property, however there is no other access or connection to any other roads to this property at this time, as mentioned above. There are also serious questions about the Towns ability to provide adequate services such as water and sewer to service the property

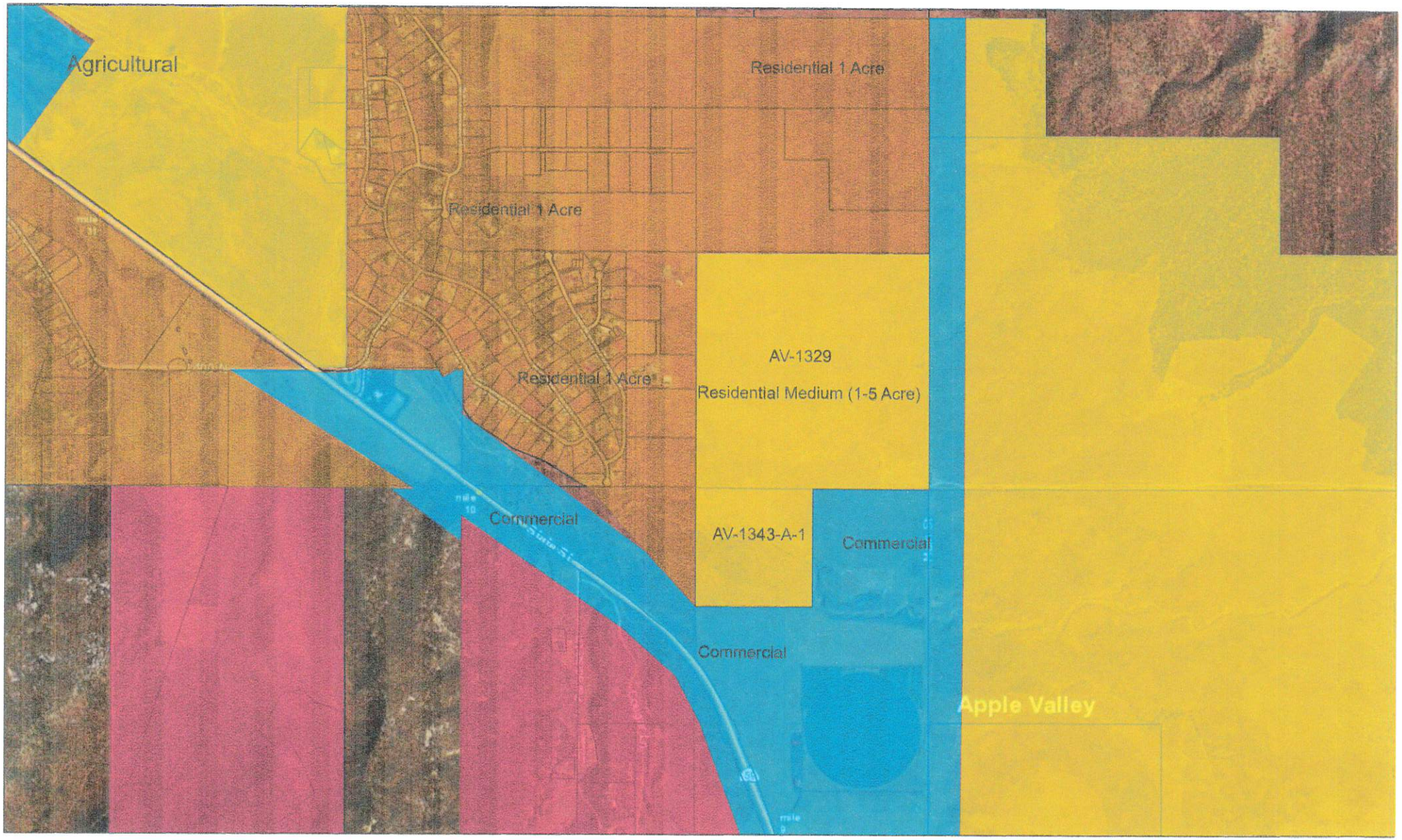
NOT SUPPLIED BY APPLICANT

AV-1329 & AV-1343-A-1 Current Zo



NOT SUPPLIED BY APPLICANT

AV-1329 & AV-1343-A-1 GENERAL PLAN



11/25/2021, 9:04:21 PM

General Plan

- C-Commercial
- R-1 Acre
- R-1/2 Acre
- R-MED
- Washington County Parcels

0

0

PRELIMINARY PLAT FOR:
MILES MARK

LOCATED NORTH END OF ROME AVENUE IN APPLE VALLEY, WASHINGTON COUNTY, UTAH
IN SOUTHEAST QUARTER OF SECTION 19, T42S, R11W, SLB&M.

CONTACT OF OWNER:

SCOUT HOLM, REP
OWNER: 2000 MAIN LLC
ADDRESS: 2120 COTTONWOOD CYN #125, HOLM, UT 84718
PHONE: 435-690-0519

CURRENT ZONING: SF-1.0

PLAN FOR STORM DRAINAGE

- DETENTION BASIN AT SOUTH END OF LOT 14
- RIPRAP CHECK DAMS ON ALL ROADS
- EACH LOT TO RETAIN THEIR ON RUNOFF

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

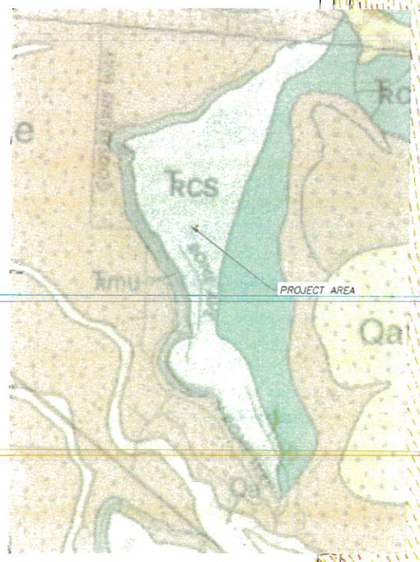
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WATER PLAN

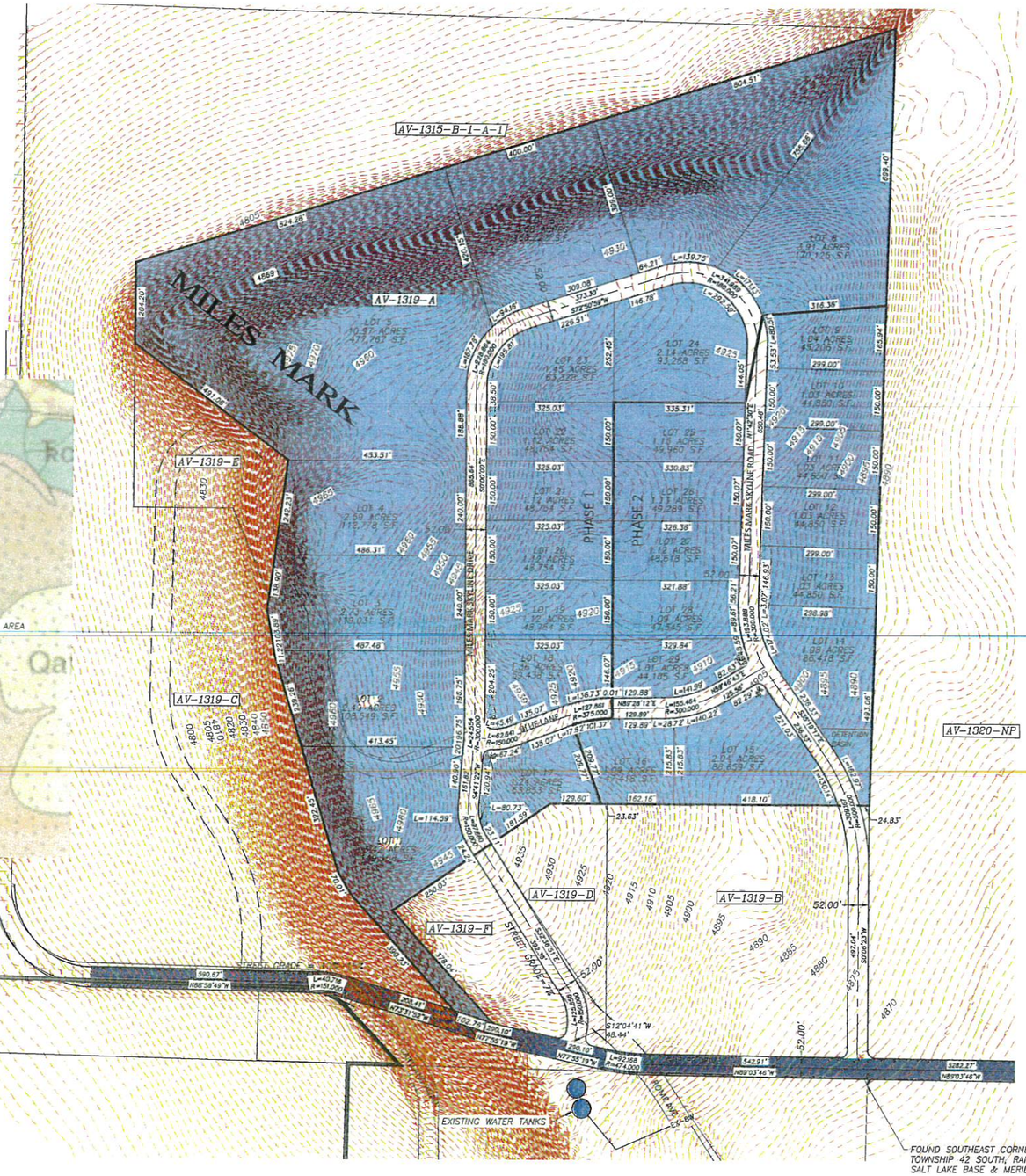
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- THE NEW WATER TANK WILL BE 330,000 GALLONS.
- THE NEW WELL WILL BE 80+ GALLONS PER MINUTE.
- THE NEW 12" WATER MAIN WILL SUPPLY 200 FEET OF HYDRAULIC HEAD AT MILES MARK WHICH WILL BE 86 P.S.I. IN PRESSURE.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

SEWER PLAN

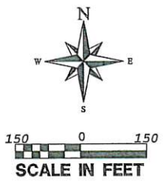
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- THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.



SOILS DESCRIPTION OF PROPERTY:
TRCS: SHINARUMP CONGLOMERATE MEMBER (UPPER TRIASSIC) MEDIUM- TO COARSE-GRAINED SANDSTONE, PEBBLY SANDSTONE, AND LESSER PEBBLY CONGLOMERATE, LOCALLY WITH SILTY SANDSTONE, CLAYSTONE, AND SMECTITIC CLAYSTONE INTERBEDS, THAT FORMS PROMINENT CLIFFS, HOGBACKS, AND MESAS; CLASTS ARE SUBROUNDED CHERT AND QUARTZITE; MOSTLY THICK BEDDED WITH BOTH PLANAR AND LOW-ANGLE CROSS-STRATIFICATION, ALTHOUGH THIN, PLATY BEDS WITH RIPPLE CROSS-STRATIFICATION OCCUR LOCALLY; PREDOMINANTLY PALE- TO DARK-YELLOWISH-ORANGE, BUT PALE-RED, GRAYISH-RED, PALE-ORANGE, AND PALE-YELLOW-BROWN HUES ARE COMMON; COMMONLY STAINED BY IRON-MANGANESE OXIDES, LOCALLY FORMING "PICTURE STONE"; CONTAINS POORLY PRESERVED PETRIFIED WOOD AND PLANT DEBRIS, COMMONLY REPLACED IN PART BY IRON-MANGANESE OXIDES; UPPER CONTACT MARKS A SHARP TOPOGRAPHIC BREAK AND TYPICALLY CORRESPONDS TO THE FIRST APPEARANCE OF VARICOLORED, SWELLING MUDSTONE; DEPOSITED IN BRAIDED STREAMS THAT FLOWED NORTH AND NORTHWEST (STEWART AND OTHERS, 1972A; DUBIEL, 1994; DECOURTEN, 1998); TYPICALLY ABOUT 100 FEET (30 M) THICK, BUT RANGES FROM 5 TO 250 FEET (2-75 M) THICK DUE TO DEPOSITION OVER PALEOTOPOGRAPHY DEVELOPED ON THE TR-3 UNCONFORMITY



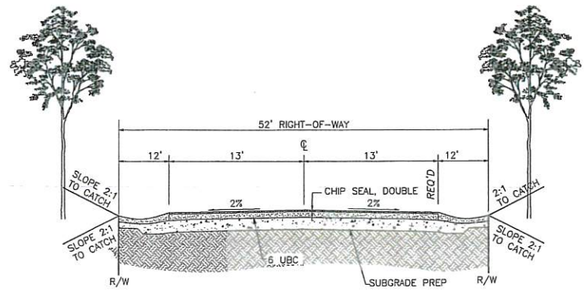
PRELIMINARY PLAT FIGURES
LAND= 66 ACRES
LOTS VARY FROM 1 TO GREATER THAN 1 ACRE.
UNITS= 29



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- CHURCH
- OPEN SPACE
- 0.5 ACRE LOTS
- > 1 ACRE LOTS
- COMMERCIAL LOTS

MILES MARK SUBD.



TYPICAL SECTION

LEGAL DESCRIPTION

ALL OF PARCEL # AV-1319-A
BEGINNING N 0°04'54 W 660 FT ALG SEC/L FM SE CORNER SEC 19, T42S, R11W, THENCE N 89°59'43 W 660 FT; THENCE S 0°04'54 E 660 FT TO S LN; THENCE N 89°59'43 W 265.66 FT ALG SEC/L; THENCE N42°41'51 W 582.977 FT; THENCE N 30°10'41 W 70.01 FT; THENCE N 17° W 561.691 FT; THENCE N 09°53'02 W 115.299 FT; THENCE N 07°40' E 380.775 FT; THENCE N 53°30' W 491.246 FT; THENCE N0°05'25 W 204.755 FT; THENCE N 71°45'53 E1980.339 FT TO E1/4 COR; THENCE S 0°04'54 E1973.81 FT ALG SEC/L TO POB LESS: BEGINNING AT A POINT ALONG THE SECTION LINE SITUATED SOUTH 89° 59' 23" WEST 660.0 FEET FROM THE SOUTH EAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, AND RUNNING THENCE NORTH 00° 05' 48" WEST 660.0 FEET; THENCE SOUTH 89° 59' 23" WEST 153.23 FEET; THENCE SOUTH 55° 59' 06" WEST 483.63 FEET; THENCE SOUTH 42° 42' 45" EAST 430.03 FEET; THENCE SOUTH 89° 58' 49" WEST A DISTANCE OF 69.96 FEET; THENCE SOUTH 42° 42' 45" EAST 100.00 FEET; THENCE NORTH 89° 59' 23" EAST ALONG THE SECTION LINE 265.66 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 65.58 ACRES.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	NONE
FLOODING	ZONE X- NO FLOODING
LANDSLIDE HAZARD	CLIFF BAND
ROCKFALL HAZARD	LOW TO HIGH
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	NONE
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	SUSCEPTIBLE ROCK
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 5 FEET BENEATHENCE SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

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PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
30 SOUTH 850 WEST, SUITE 1
HURRICANE CITY, UTAH 84737
PHONE: (435) 668-0501

PRELIMINARY PLAT FOR:
MILES MARK
N 1/2, 1/4, SECTION 19, T.42S., R11W, SLB&M
LOCATED IN NORTH END OF ROME AVENUE, APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/22/2021
SCALE: 1"=150'
JOB NO. 216-2013
SHEET NO: 1 OF 1

Miles Mader

PRELIMINARY PLAT APPLICATION

Town of Apple Valley
1777 North Meadowlark Dr.
Apple Valley, Utah 84737
(435)877-1190
Fax (435)877-1192

Fee: $1,500, Lot Split $250

For Office Use Only:
File No. AV-1319-A
Receipt No. V# 1081

Name: 2000 Main **Telephone:** 702-701-1443

Address: [redacted] Holm UT 84718 **Fax No.** _____

Email: holmbraud@gmail.com

Agent (If Applicable): Travis Holm **Telephone:** 702-701-1443

Address/Location of Subject Property: _____

Tax ID of Subject Property: AV-1319-A **Zone District:** RE-1.0 1ac or greater

Proposed Use: (Describe, use extra sheet if necessary) RE-1.0

1 acre to greater than 1 acre lots For development

Submittal Requirements: The preliminary plat application shall provide the following:

✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ✓ a. The proposed name of the subdivision.
- ✓ b. The location of the subdivision, including the address and section, township and range.
- ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
- ✓ d. Date of preparation, and north point.
- ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

✓ 2. Existing Conditions: The preliminary plat shall show:
- ✓ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

___√___ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.

___✓___ h. Contours at vertical intervals not greater than five (5) feet.

___√___ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

___√___ j. Information on whether property is located in desert tortoise take area

(Preliminary Plat Application – Page 2)

___√___ 3. Proposed Plan: The subdivision plans shall show:

___√___ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

___√___ b. The layout, numbers and typical dimensions of lots.

___√___ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

___√___ d. Easements for water, sewers, drainage, utilities, lines and other purposes.

___√___ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

___√___ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

___√___ g. Approximate radius of all center line curves on highways or streets.

___√___ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

___√___ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

___√___ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

___√___ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

___√___ l. Will this subdivision be phased? If yes show possible phasing lines.

___√___ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

___√___ 4. Required copies of plans:

___√___ a. Three copies of all full scale drawings

___√___ b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) 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. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: 11/16/21 Application Complete: YES ☑ NO ☐

Date application deemed to be complete: 11/16/21 Completion determination made by: JW

PRELIMINARY PLAT APPLICATION page 3 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to insure that all proposed divisions of land conform to the Town General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, Southwest Public Health Department and Big Plains Water and Sewer Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF)

I(we) Zoob main, being duly sworn, deposed 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.

(Property Owner)

Travis Hobbs
(Property Owner)

NOTARY PUBLIC
Layla Mangum
707678
Commission Expires
August 08, 2023
STATE OF UTAH

Subscribed and sworn to me this 16th day of NOV. 2021.

Layla Mangum
(Notary Public)

Residing in: UTAH

My Commission Expires: 8/8/2023

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: _____

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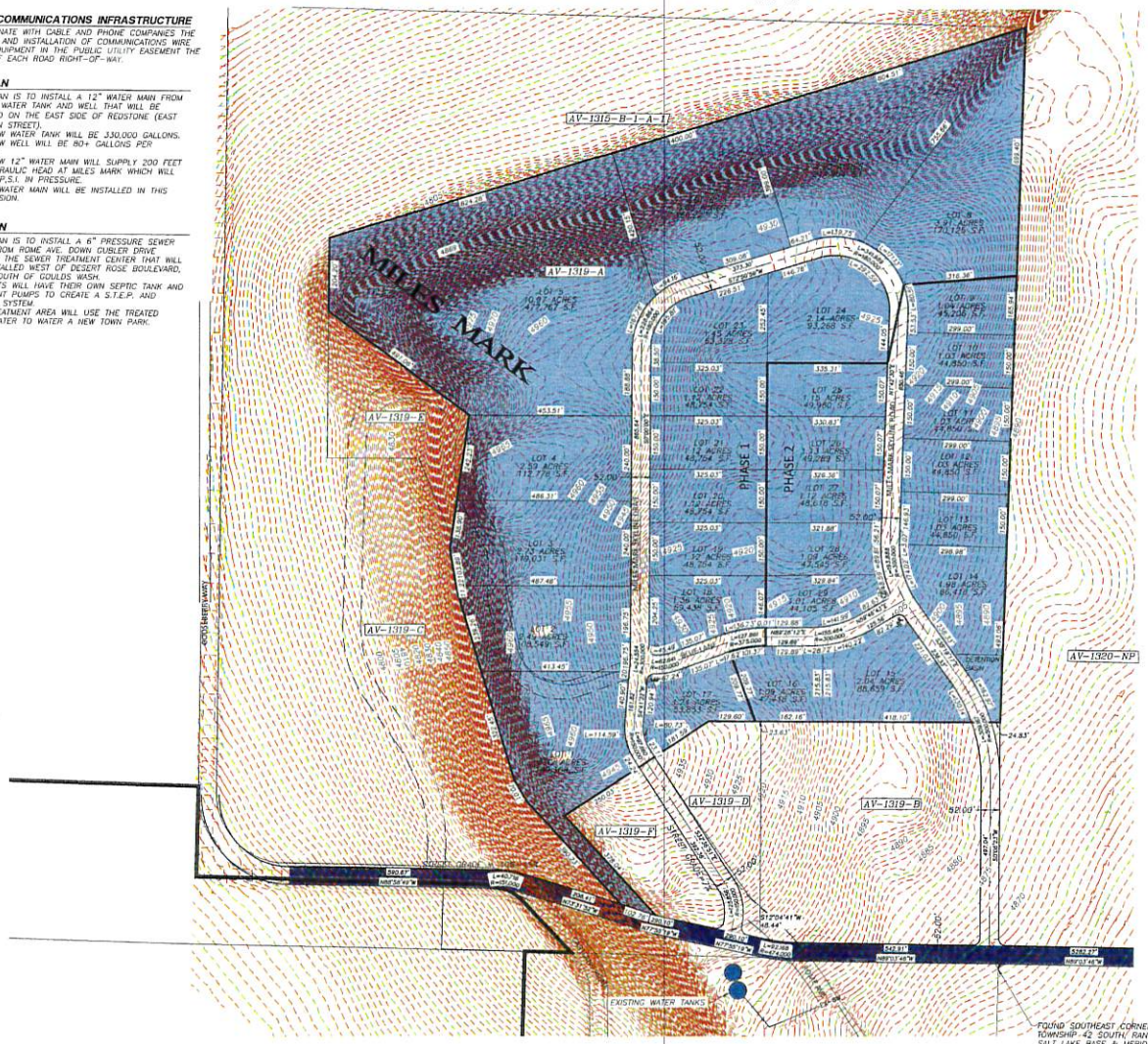
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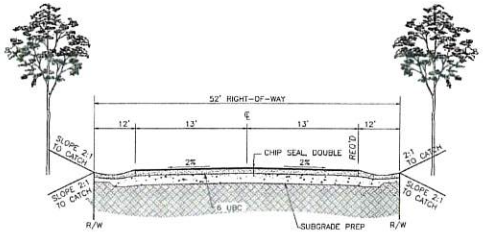


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W E
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150 0 150
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- CHURCH
- OPEN SPACE
- 0.5 ACRE LOTS
- > 1 ACRE LOTS — MILES MARK SUBD.
- COMMERCIAL LOTS



TYPICAL SECTION

LEGAL DESCRIPTION

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GEOLOGICAL HAZARDS

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LIQUEFACTION	NONE
FLOODING	ZONE X- NO FLOODING
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SHALLOW BEDROCK	BRR-BURIED: BEDROCK GENERALLY > 5 FEET BENEATHENCE SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

NO	DESCRIPTION	DATE	BY

PROVALLEE ENGINEERING, INC.
Engineers • Land Surveyors • Land Planners
1020 E. Tabernacle, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-2567

PRELIMINARY PLAT FOR:
MILES MARK
IN SE 1/4 SECTION 19, T42S, R11W SLB&M
LOCATED IN NORTH END OF ROME AVENUE, APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 8/16/2021
SCALE: 1"=150'
JOB NO. 21a-013
SHEET NO. 1 OF 1

APPLE VALLEY PLANNING DEPARTMENT
PRELIMINARY PLAT REVIEW

PARCEL ID: AV-1319-A

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: Was 2000 Main LLC, now KDLR LLC & K&D Family LLC (Kerri Holt)
Verified by: ☐County Records ☒Warranty Deed
AGENT: Was Scout Holm, Now None, Verified by ☐Supplied Affidavit ☒Unable to verify

ACRES IN TAX ID: 66 **ACRES IN APPLICATION:** 66 **PROPOSED LOTS:** 29

COMMENTS: At the last Planning Commission meeting is December, this property was on the agenda for a Preliminary Plat approval. It was tabled to allow the applicant to rectify a multitude of problems with their application and their plat, as you can see from the attached review. They were also required to obtain Water District preliminary approval prior to Preliminary Plat approval. None of the above items has been corrected, including getting preliminary approval from the Water District.

This property was owned by 2000 Main LLC (Travis Holm) but, was SOLD to another investor KDLR LLC & K&D Family LLC (Kerri Holt) on December 14th, 2021, so 2000 Main LLC is no longer the owner of the property on this application.

I have talked to the new owner, and he informed me that he would let us know, just after Christmas and New Year's Eve, if he was interested in pursuing this application, but to date, we have only received one affidavit from Mr. Holt for the West Temple subdivision, assigning Travis Holm as his agent on that property, and no affidavit for this property or any other property that Mr. Travis Holm sold.

Since 2000 Main LLC is no longer the owner of the property on this application, and we have not heard anything from the new owner, about continuing this application, and no attempt has been made to correct any of the items from their application that needed correction, it is my recommendation that this application be denied.

It is also my recommendation that if the new owner apply for a preliminary plat approval within the next 8 months on this property, that the application fees paid on this application, shall be transferred to his new application.

USE THIS

PRELIMINARY PLAT REVIEW

PARCEL ID: AV-1319-A

Prepared for Planning Commission meeting dated: 12-1-21 Town Council Dated 12-2-21

ACRES IN APPLICATION: 66 # Lots 29

PRELIMINARY PLAT APPLICATION FEE: AMOUNT: $1,500

TOTAL FEE PAID WITH APPLICATION: AMOUNT:

RECEIPT NUMBER: RECEIVED BY:

CURRENT ZONE: RE-1 Minimum Lot Width: 100' Minimum Lot Average: 1 ACRE

☒ Is The application to appear before the Planning Commission included? NO

☒ Is the application to appear before the Town Council included? NO

☐ Is there an approximate address/location identified for the subject property? YES ON PLAT

☐ Is there a copy of a warranty deed or preliminary title report showing evidence the applicant has control of the property? NO

☒ Does the proposed subdivision front a public dedicated road as required in 11.08.40 G? NO

☒ Is a letter from adjacent property owners included if required for an access or easements? NO

☒ Is a letter from Big Plains Water and Sewer District included, confirming availability of water and sewer or that they have given a preliminary review and acceptance of such proposed services? NO

☒ Is there a tentative plan for drainage, drainage easements and drainage retention? NO

☒ Are all existing waterways, ditches, or canals identified and re-alignments shown on the Plat? NO

☒ Are all easements for water, sewer, utilities and other purposes shown? NO

☐ Do all the lots average the minimum required by the zoning? YES

☐ Do all the lots meet the minimum required frontage required by the zone? YES

☒ Is any of the property affected by our Hillside and Sensitive Lands Zoning? YES

☐ Do all the proposed roads meet town road standards? NO NEITHER IN WIDTH, NOR IMPROVEMENTS

☐ Are there road connections stubbed out to all adjacent properties and arrangements for temporary turn around shown. N/A

☐ Does any of the lots have direct access to a Major Collector Road? (Not allowed). NO

☐ Do any Major Collector roads exceed 8% grade? N/A

☒ Is the plat marked with any street grades that exceed 5%? NO

☐ Are all vertical contours not greater than 5'? YES

☐ Are there any double fronted or flag lots? (Requires special permission). NO

☐ Is there a phasing plan? YES

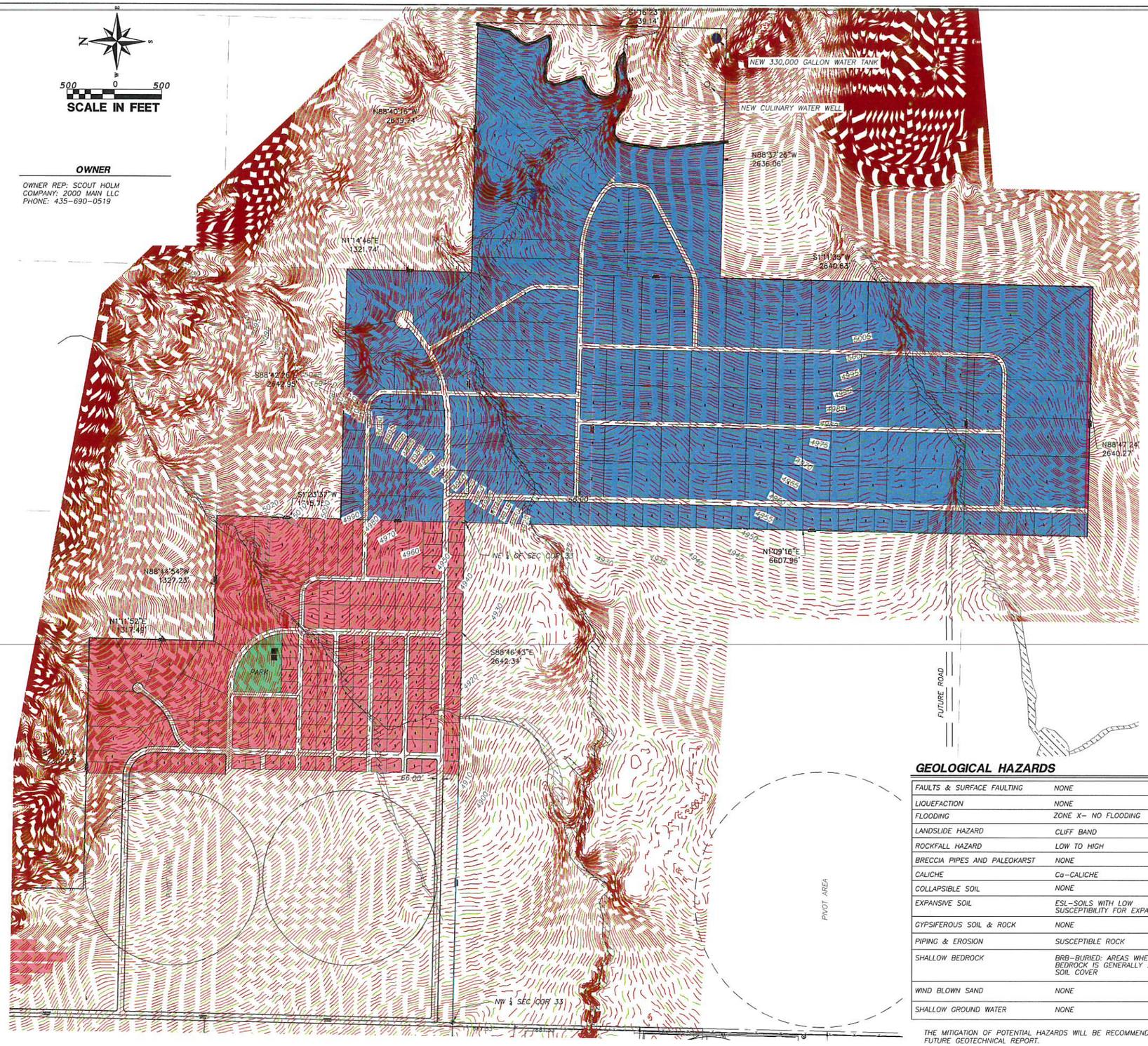
☐ Are all parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision, so marked? YES

☒ Is any of the property affected by our Hillside and Sensitive land ordinance and are all potential geological restraints identified on the plat? (Special Permits required). YES

COMMENTS:

If it is determined that this plat is not acceptable and it is to be tabled, we suggest the following motion:

I make the motion that we table the subdivision plat for AV-1319-A, for 90 days to allow the developer to determine if they can rectify the problems identified in the checked box (☐) adjacent to each item on the Preliminary Plat review form. (Read each item identified). This Review form shall be part of this motion.



PRELIMINARY PLAT FOR:
REDSTONE

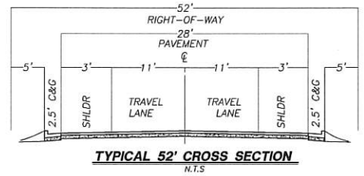
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES= 794.7

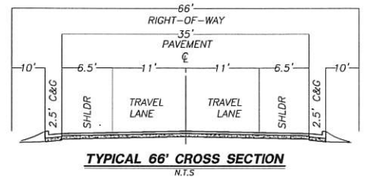
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

CURRENT ZONE
- SF-1/2
- SF-1.0



TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

LEGAL DESCRIPTION

ALL OF PARCELS # AV-1345, AV-1327, AV-1326, AV-1346, & AV-1348-A

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

- COORDINATE WITH CABLE AND PHONE COMPANIES FOR THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENTS IN THE PUBLIC UTILITY EASEMENT ON EACH SIDE OF ROAD AFTER RIGHT OF WAY.

WATER PLAN

- THE PLAN IS TO INSTALL A 12" WATER MAIN FROM A NEW WATER TANK AND WELL THAT WILL BE LOCATED ON THE EAST SIDE OF REDSTONE (EAST OF MAIN STREET).
- THE NEW WATER TANK WILL BE 330,000 GALLONS.
- A SECOND NEW WELL WILL BE 180+ GALLONS PER MINUTE.
- THE NEW 12" WATER MAIN WILL SUPPLY 100 TO 200 FEET OF HYDRAULIC HEAD AT REDSTONE WHICH WILL BE 44 TO 86 P.S.I. IN PRESSURE.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

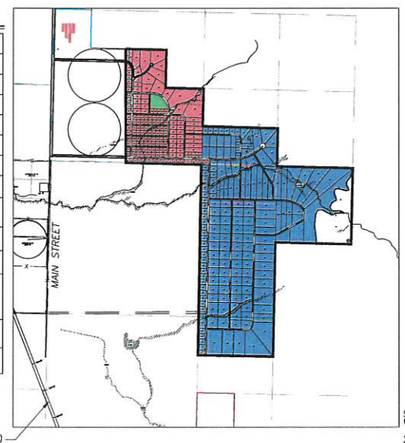
SEWER PLAN

- THE PLAN IS TO INSTALL 6" PRESSURE SEWER MAIN FROM THE SUBDIVISION TO THE PIVOT AREAS. THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	NONE
FLOODING	ZONE X- NO FLOODING
LANDSLIDE HAZARD	CLIFF BAND
ROCKFALL HAZARD	LOW TO HIGH
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	Ca-CALICHE
COLLAPSIBLE SOIL	NONE
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	SUSCEPTIBLE ROCK
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY >5 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	NONE

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.



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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84737
Phone: (435) 668-8367 Kori Ritzmann
Phone: (435) 950-3171 CHAD HILL

PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 28,27, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/17/2021
SCALE: 1"=500'

JOB NO.
276-013

SHEET NO:
1 OF 3

276-013

OWNER

OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

PRELIMINARY PLAT FOR:
REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

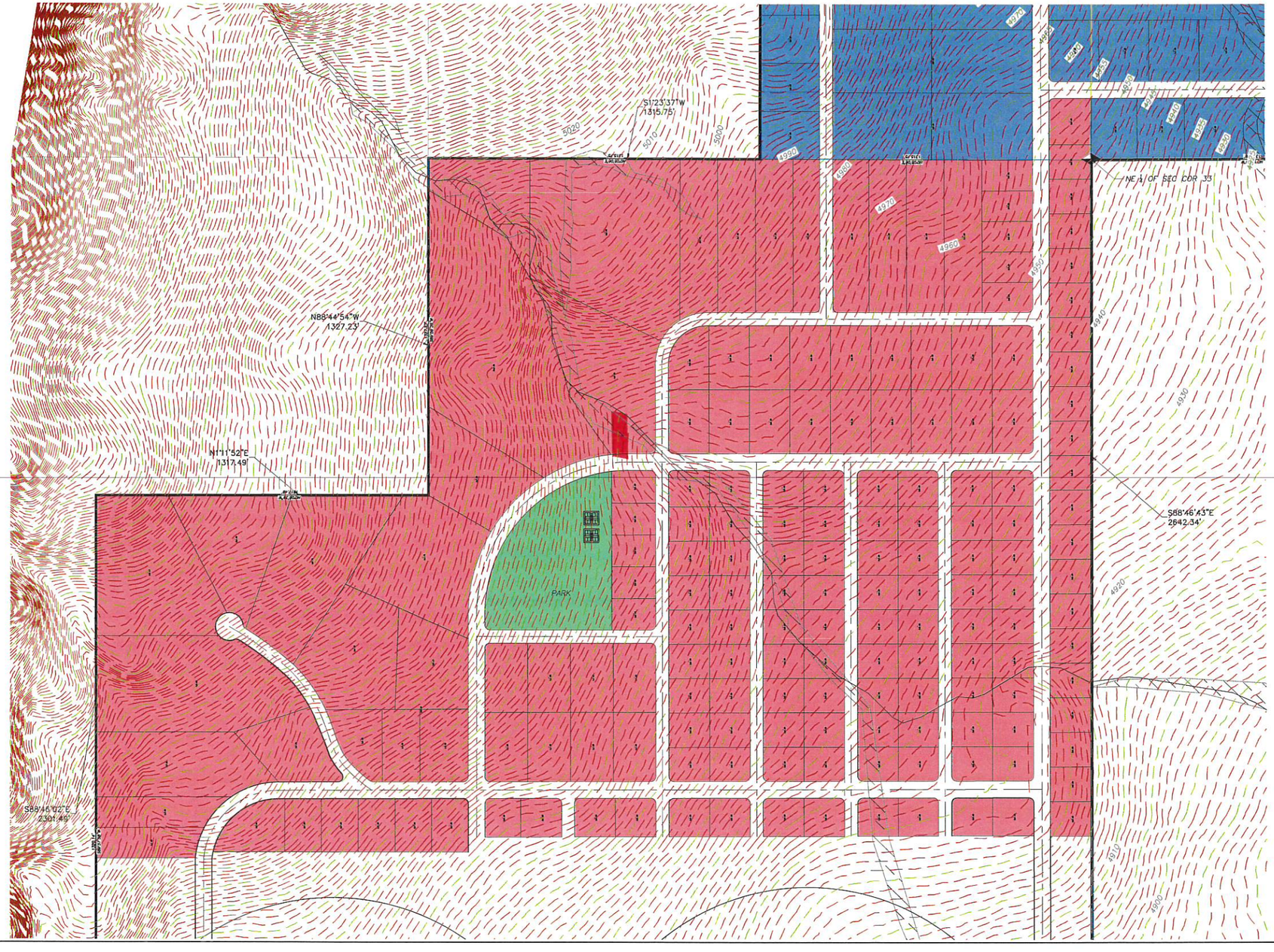
PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES= 794.7

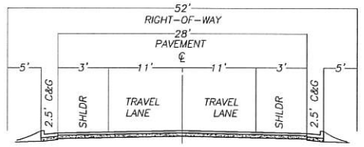
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

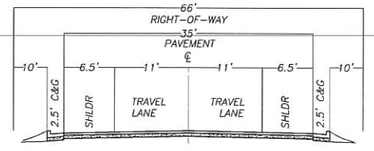
CURRENT ZONE
- SF-1/2
- SF-1.0

N
W E
S
200 0 200
SCALE IN FEET





TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

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NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
(435) 656-9677 Kory Ramsden
Phone (435) 950-3171 CHAD HILL

PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 28,27, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/17/2021
SCALE: 1"=200'

JOB NO.
276-013

SHEET NO.
2 OF 3

276-013

OWNER

OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

PRELIMINARY PLAT FOR:
REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

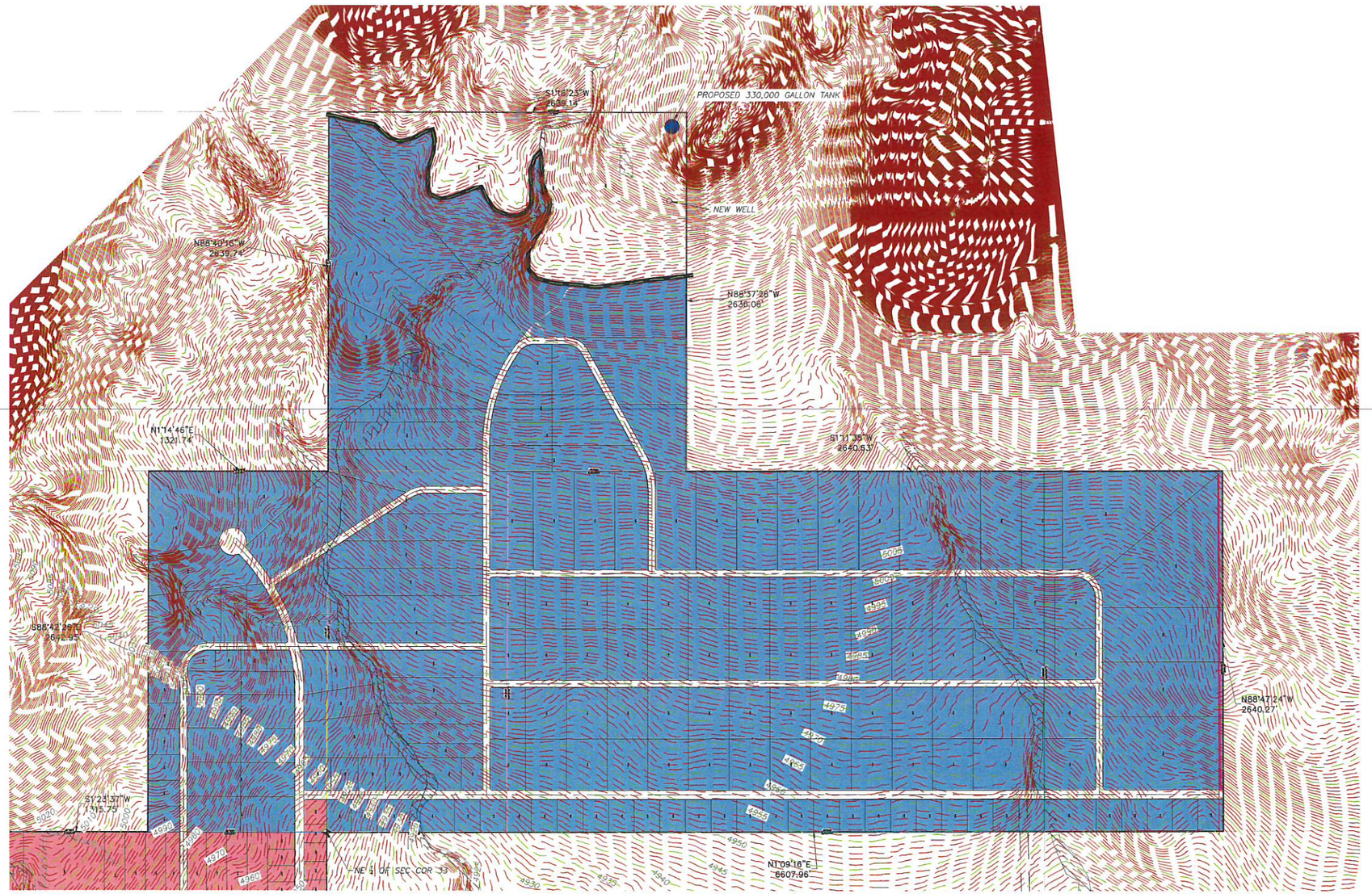
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TOTAL ACRES= 794.7

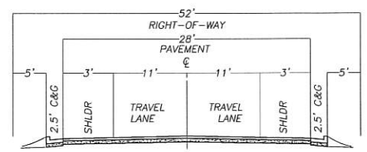
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SCALE IN FEET

LEGEND

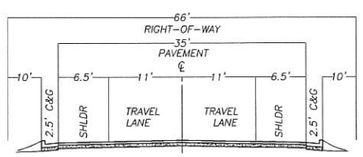
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

CURRENT ZONE
- SF-1/2
- SF-1.0





TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

COPYRIGHT © 2021 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite I
Hurricane, Utah 84737
Phone: (435) 668-8387 Karl Rasmussen
Phone: (435) 950-3171 CHAD HILL

PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 28,27, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/1/2021
SCALE: 1"=400'

JOB NO.
276-013

SHEET NO:
3 OF 3

276-013

Redstone Estates

PRELIMINARY PLAT APPLICATION

Town of Apple Valley
1777 North Meadowlark Dr.
Apple Valley, Utah 84737
(435)877-1190
Fax (435)877-1192

Fee: $1,500, Lot Split $250

For Office Use Only:
File No. Redstone
Receipt No. #1080

Name: 2000 main **Telephone:** 702-701-1443

Address: [redacted] Holden, UT 84718 **Fax No.** _____

Email: scoutholm7@gmail.com

Agent (If Applicable): Scout Holm **Telephone:** 435-690-0519

Address/Location of Subject Property: _____

Tax ID of Subject Property: AV- 1345, 1327, 1326, 1346, 1348-A **Zone District:** SF-1.0/SF 1/2

Proposed Use: (Describe, use extra sheet if necessary) SF 1.0 / SF 1/2

Submittal Requirements: The preliminary plat application shall provide the following:

_____1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
- ✓ a. The proposed name of the subdivision.
- ✓ b. The location of the subdivision, including the address and section, township and range.
- ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
- ✓ d. Date of preparation, and north point.
- ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

_____2. Existing Conditions: The preliminary plat shall show:
- ✓ a. The location of the nearest monument.
- ✓ b. The boundary of the proposed subdivision and the acreage included.
- ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ✓ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

___✓___g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.

___✓___h. Contours at vertical intervals not greater than five (5) feet.

___✓___i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

___✓___j. Information on whether property is located in desert tortoise take area

(Preliminary Plat Application – Page 2)

_____3. Proposed Plan: The subdivision plans shall show:

___✓___a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

___✓___b. The layout, numbers and typical dimensions of lots.

___✓___c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

___✓___d. Easements for water, sewers, drainage, utilities, lines and other purposes.

___✓___e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

___✓___f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

___✓___g. Approximate radius of all center line curves on highways or streets.

___✓___h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

___✓___i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

___✓___j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

___✓___k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.

___Y/S___l. Will this subdivision be phased? If yes show possible phasing lines.

___✓___m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

___✓___4. Required copies of plans:

___✓___a. Three copies of all full scale drawings

___✓___b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) 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. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the second Thursday and fourth Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

****

(Office Use Only)

Date Received: 11/17/21 Application Complete: YES ☑ NO ☐

Date application deemed to be complete: 11/17/21 Completion determination made by: JW

PRELIMINARY PLAT APPLICATION page 3 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to insure that all proposed divisions of land conform to the Town General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, Southwest Public Health Department and Big Plains Water and Sewer Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) 2000 MAIN, being duly sworn, deposed 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 9th day of Nov, 2021.

NOTARY PUBLIC
Cara L Scott
706106
Commission Expires
May 3, 2023
STATE OF UTAH

Notary Public

Residing in: Hurricane, UT

My Commission Expires: May 3, 2023

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

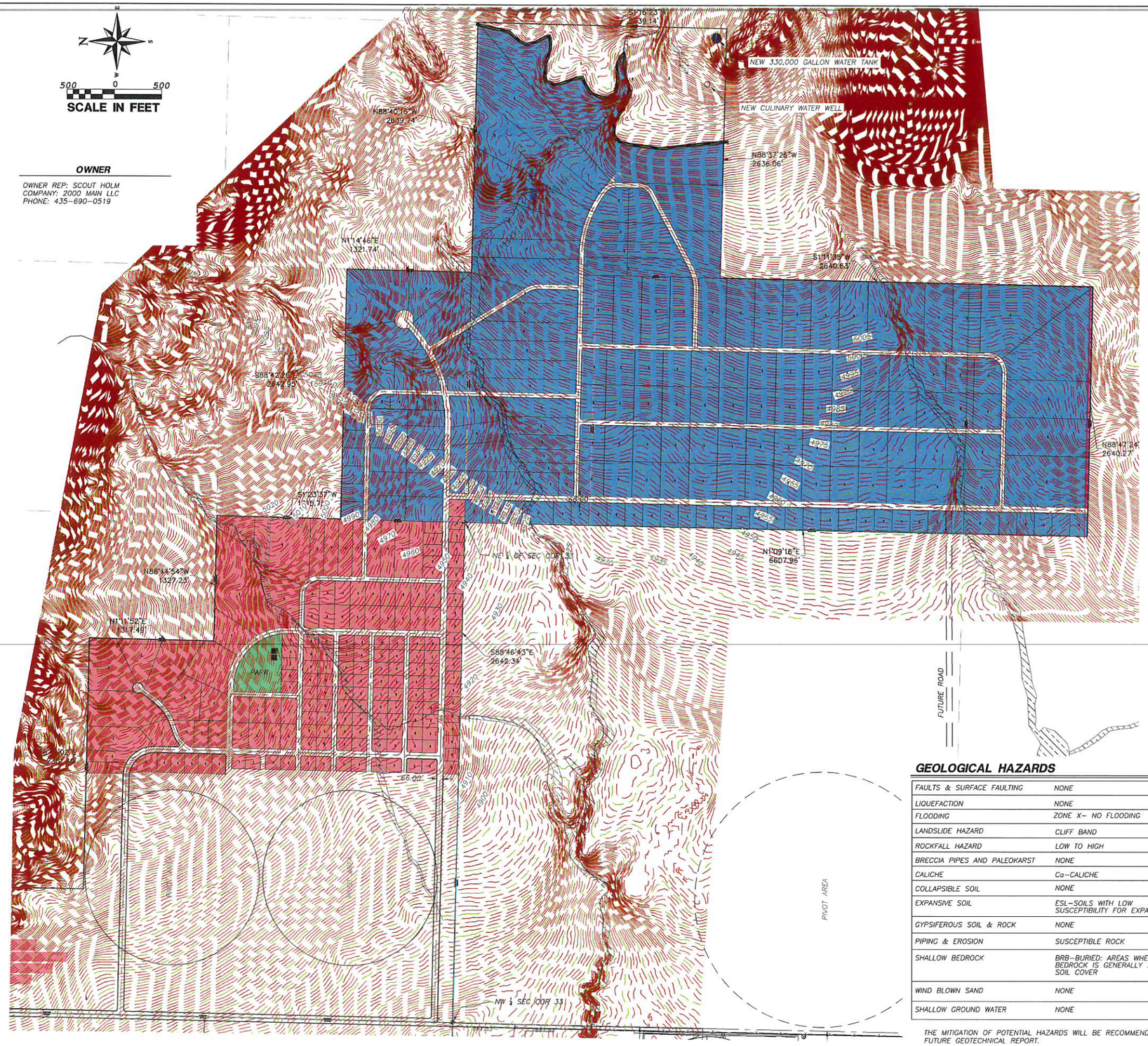
Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____



OWNER

OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

PRELIMINARY PLAT FOR:
REDSTONE

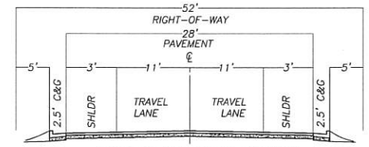
LOCATED IN APPLE VALLEY, WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FIGURES
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TOTAL ACRES= 794.7

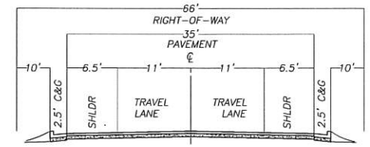
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

CURRENT ZONE
- SF-1/2
- SF-1.0



TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

LEGAL DESCRIPTION

ALL OF PARCELS # AV-1345, AV-1327, AV-1326, AV-1346, & AV-1348-A

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- A SECOND NEW WELL WILL BE 180+ GALLONS PER MINUTE.
- THE NEW 12" WATER MAIN WILL SUPPLY 100 TO 200 FEET OF HYDRAULIC HEAD AT REDSTONE WHICH WILL BE 44 TO 86 P.S.I. IN PRESSURE.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

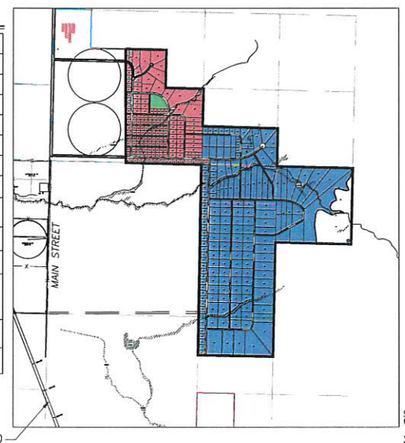
SEWER PLAN

- THE PLAN IS TO INSTALL 6" PRESSURE SEWER MAIN FROM THE SUBDIVISION TO THE PIVOT AREAS. THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	NONE
FLOODING	ZONE X- NO FLOODING
LANDSLIDE HAZARD	CLIFF BAND
ROCKFALL HAZARD	LOW TO HIGH
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	Ca-CALICHE
COLLAPSIBLE SOIL	NONE
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	SUSCEPTIBLE ROCK
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY >5 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	NONE

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.



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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane, Utah 84737
Phone: (435) 668-8367 Kori Ritzmann
Phone: (435) 950-3171 CHAD HILL

PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 28,21, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/17/2021
SCALE: 1"=500'

JOB NO.
276-013

SHEET NO:
1 OF 3

276-013

OWNER

OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

PRELIMINARY PLAT FOR:
REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

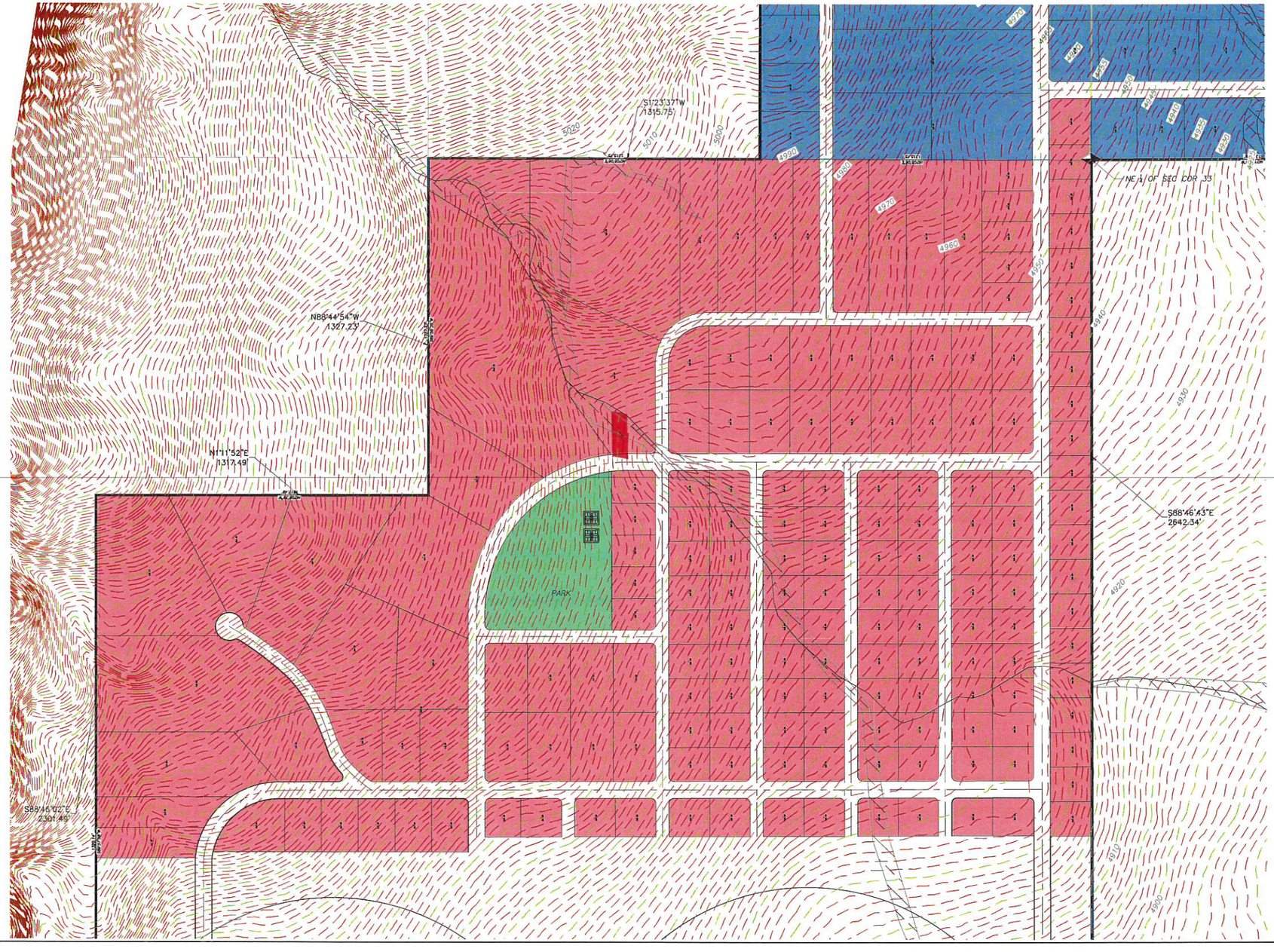
PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES= 794.7

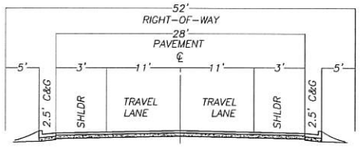
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

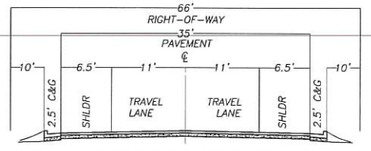
CURRENT ZONE
- SF-1/2
- SF-1.0

200 0 200
SCALE IN FEET





TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
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20 South 850 West, Suite 1
Hurricane City, Utah 84737
(435) 635-0571 Kelly Ramsden
Phone (435) 950-3171 CHAD HILL

PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 28,27, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/17/2021
SCALE: 1"=200'

JOB NO.
276-013

SHEET NO.
2 OF 3

276-013

OWNER

OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

PRELIMINARY PLAT FOR:
REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES= 794.7

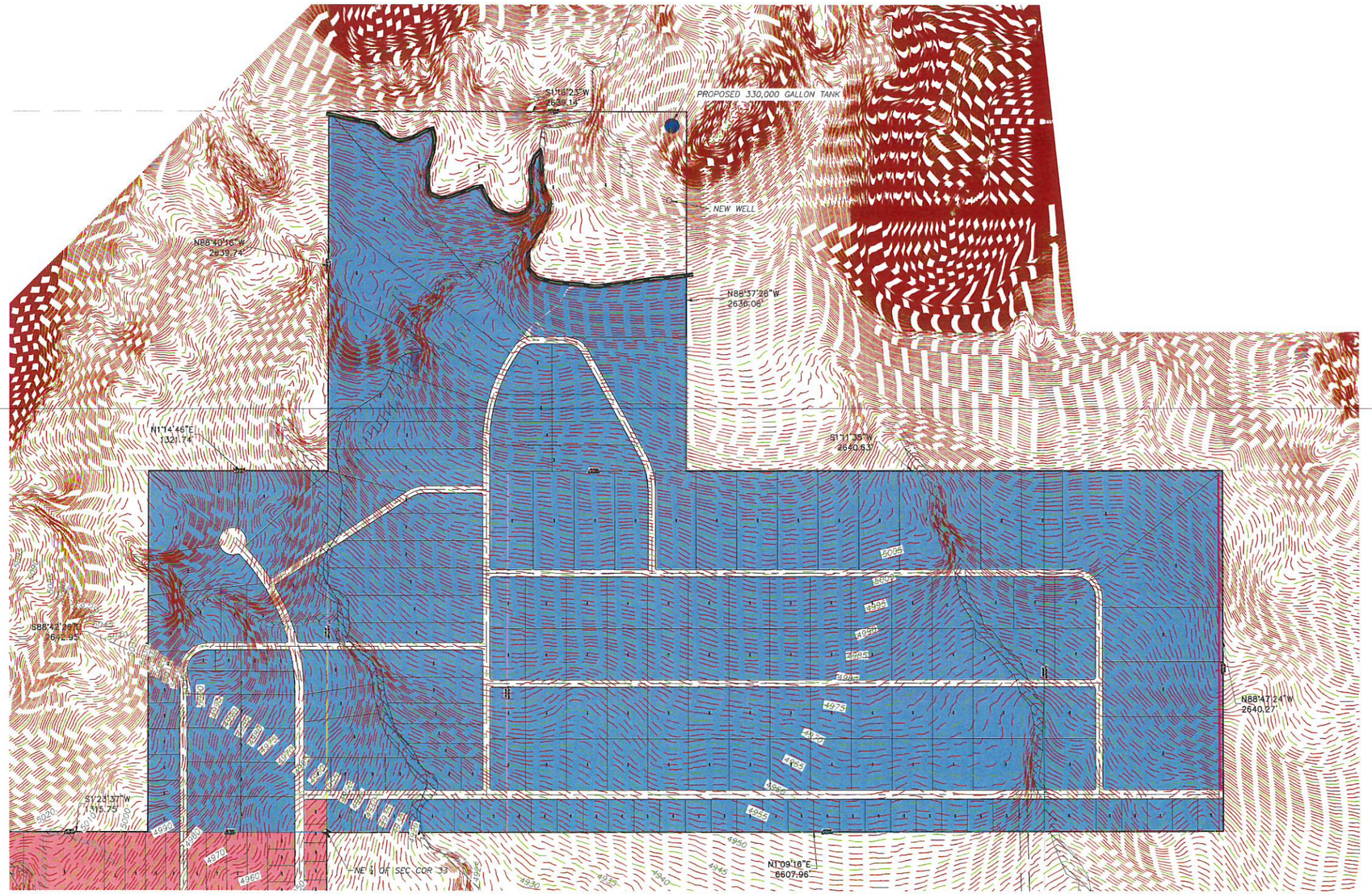
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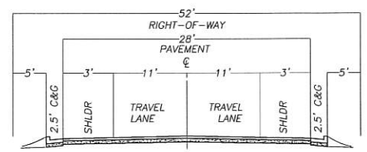
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SCALE IN FEET

LEGEND

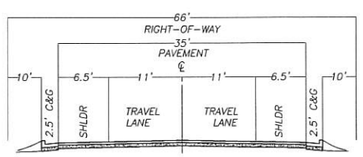
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

CURRENT ZONE
- SF-1/2
- SF-1.0





TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
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Phone: (435) 668-8387 Kari Rasmussen
Phone: (435) 950-3171 CHAD HILL

PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 28,27, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/1/2021
SCALE: 1"=400'

JOB NO.
276-013

SHEET NO:
3 OF 3

276-013

APPLE VALLEY PLANNING DEPARTMENT
PRELIMINARY PLAT REVIEW

PARCEL ID: AV-1325,1326,1327,1345,1346 & 1348-A

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: Previous Owner 2000 Main LLC. Current Owner: KDLR LLC & K & D Family LLC Verified by ☒County Records ☒Warranty Deed

Agent: Previously Scout Holm, Now: Nobody Verified by ☐Supplied Affidavit ☐Unable to verify

ACRES IN TAX ID: 1,080 **ACRES IN APPLICATION:** 794.7 **PROPOSED LOTS**: 344

COMMENTS: At the last Planning Commission meeting is December, these properties were on the agenda for a Preliminary Plat approval. It was tabled to allow the applicant to rectify a multitude of problems with their application and their plat, as you can see from the attached review. They were also required to obtain Water District preliminary approval prior to Preliminary Plat approval. None of the above items has been corrected, including getting preliminary approval from the Water District.

This property was SOLD to another investor on December 14th, 2021, so 2000 Main LLC is no longer the owner of the properties on this application.

I have talked to the new owner, and he informed me that he would let us know, just after Christmas and New Year's Eve, if he was interested in pursuing this application. We did receive one affidavit from Mr. Holt assigning Travis Holm as the new owners' agent for the West Temple Subdivision, but we have not received anything for this property.

Since the applicant, 2000 Main LLC is no longer the owner of the properties on this application, and we have not heard anything from the new owner about if he wishes so pursue this application, and that no attempt has been made to correct any of the items from their application that needed correction, it is my recommendation that this application be denied.

It is also my recommendation that if the new owner apply for a preliminary plat approval within the next 8 months on these properties, that the application fees paid on this application, shall be transferred to his new application.

WNER

OUT HOLM
MAIN LLC
0-0519

PRELIMINARY PLAT FOR:
REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES= 794.7

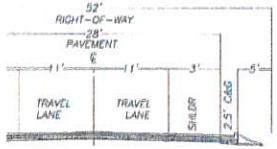
LEGEND

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- EXISTING WASH

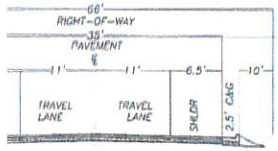
CURRENT ZONE
- SF-1/2
- SF 1.0

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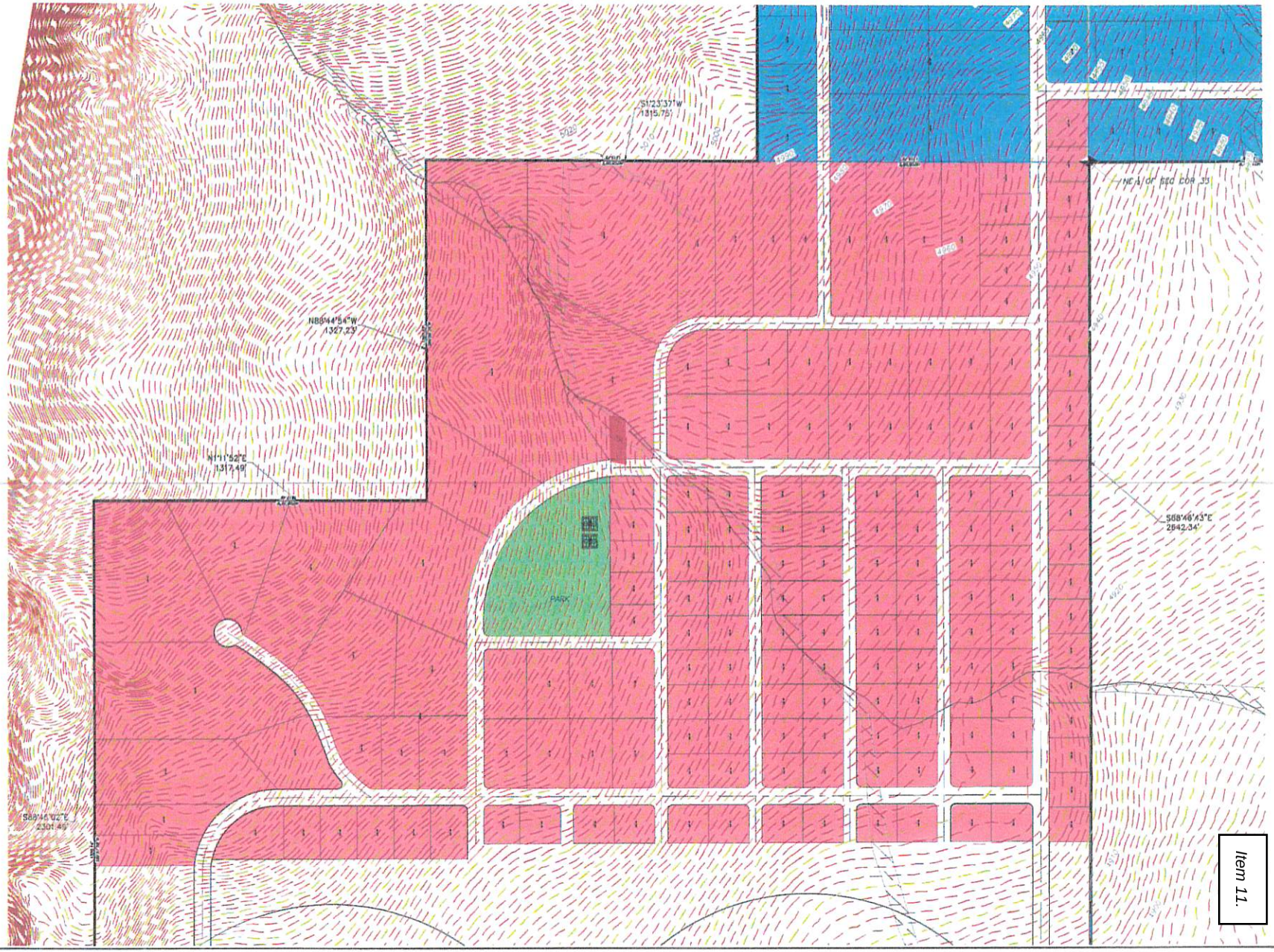
200 0 200
SCALE IN FEET



PICAL 52' CROSS SECTION
N.T.S.



YPICAL 66' CROSS SECTION
N.T.S.



OWNER

COUT HOLM
D MAIN LLC
90-0519

PRELIMINARY PLAT FOR:
REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

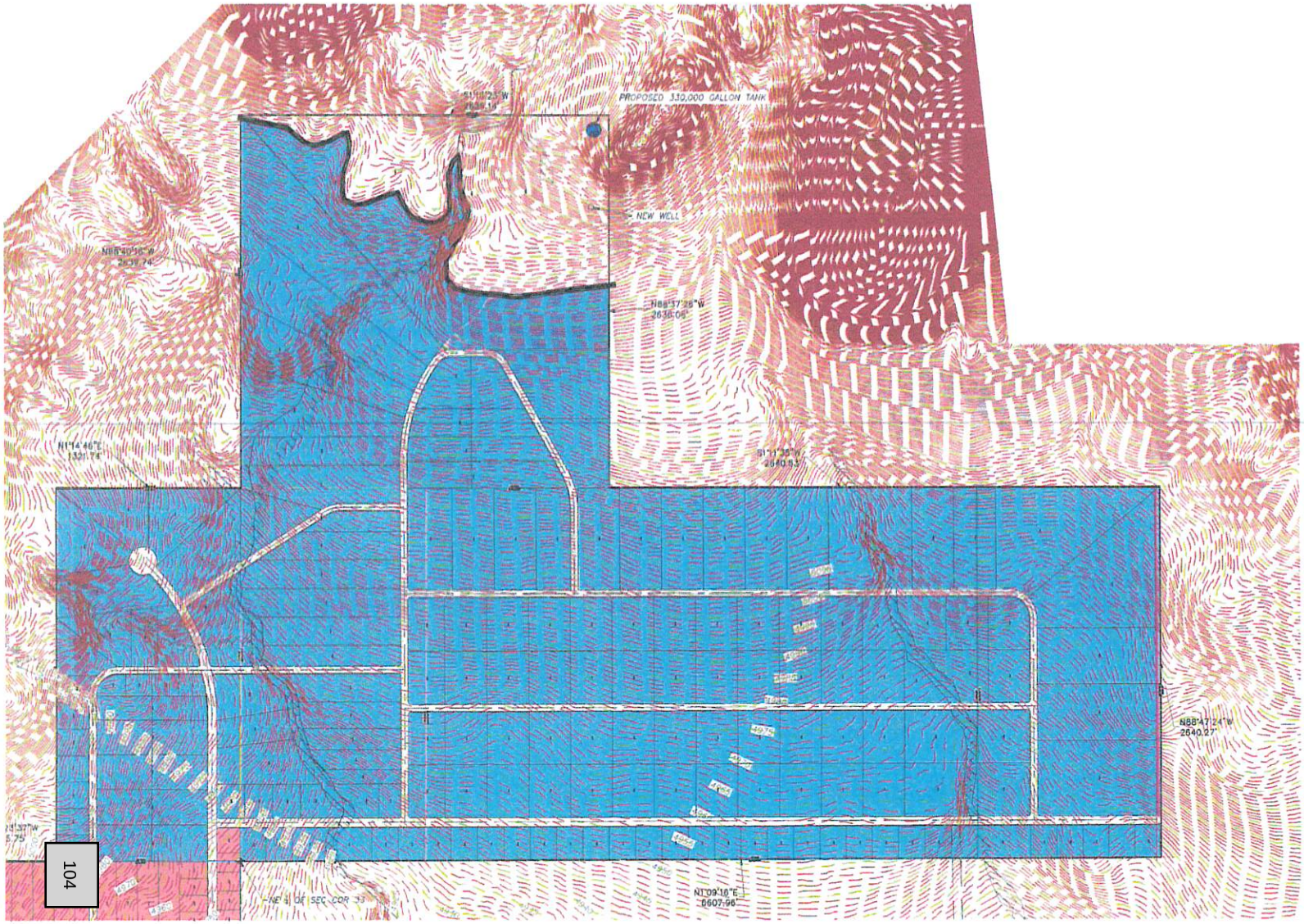
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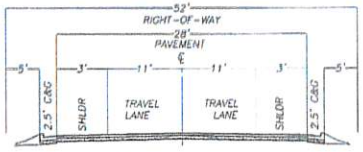
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SCALE IN FEET

LEGEND

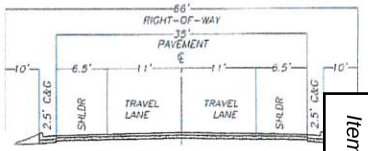
- PROPERTY LINE
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- PROPOSED TRAIL
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- EXISTING WASH

CURRENT ZONE
- SF-1/2
- SF-1.0





TYPICAL 52' CROSS SECTION
N.T.S



TYPICAL 66' CROSS SECTION
N.T.S

USE THIS

PRELIMINARY PLAT REVIEW

PARCEL ID: AV-1345, 1327, 1325, 1346, 1348-A, 1326

Prepared for Planning Commission meeting dated: 12/1/21 Town Council Dated 12/2/21

ACRES IN APPLICATION: 1080 # Lots 344

PRELIMINARY PLAT APPLICATION FEE: AMOUNT: $1,500

TOTAL FEE PAID WITH APPLICATION: AMOUNT:

RECEIPT NUMBER: RECEIVED BY:

CURRENT ZONE: RE-1 Minimum Lot Width: 100' & 80' Minimum Lot Average: 1 ACRE & 1/2 ACRE

☒ Is The application to appear before the Planning Commission included? NO

☒ Is the application to appear before the Town Council included? NO

☒ Is there an approximate address/location identified for the subject property? NO

☒ Is there a copy of a warranty deed or preliminary title report showing evidence the applicant has control of the property? NO

☐ Does the proposed subdivision front a public dedicated road as required in 11.08.40 G? YES

☐ Is a letter from adjacent property owners included if required for an access or easements? N/A

☒ Is a letter from Big Plains Water and Sewer District included, confirming availability of water and sewer or that they have given a preliminary review and acceptance of such proposed services? NO

☒ Is there a tentative plan for drainage, drainage easements and drainage retention? NO

☒ Are all existing waterways, ditches, or canals identified and re-alignments shown on the Plat? NO

☒ Are all easements for water, sewer, utilities and other purposes shown? NO

☒ Do all the lots average the minimum required by the zoning? No

☒ Do all the lots meet the minimum required frontage required by the zone? CAN'T TELL

☒ Is any of the property affected by our Hillside and Sensitive Lands Zoning? YES

☒ Do all the proposed roads meet town road standards? NO USE 70' MAJOR COLLECTOR & 60' RESIDENT. ALTERNATIVE SIDEWALK MISSING

☒ Are there road connections stubbed out to all adjacent properties and arrangements for temporary turn around shown.

☒ Does any of the lots have direct access to a Major Collector Road? (Not allowed). YES FIX

☒ Do any Major Collector roads exceed 8% grade? ? GRADES MISSING

☒ Is the plat marked with any street grades that exceed 5%? NO

☐ Are all vertical contours not greater than 5'? YES

☐ Are there any double fronted or flag lots? (Requires special permission). NO

☒ Is there a phasing plan? NO

☒ Are all parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision, so marked? YES NO OWNERSHIP MARKED

☒ Is any of the property affected by our Hillside and Sensitive land ordinance and are all potential geological restraints identified on the plat? (Special Permits required).

COMMENTS:

If it is determined that this plat is not acceptable and it is to be tabled, we suggest the following motion:

I make the motion that we table the subdivision plat for AV-1345, 1325, 1326 1327, 1346, 1348-A **, for 90 days to allow the developer to determine if they can rectify the problems identified in the checked box (☐) adjacent to each item on the Preliminary Plat review form. (Read each item identified). This Review form shall be part of this motion.**