



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: <u>Jordan Holm</u>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: <u>UT</u>	Zip: <u>84789</u>	
Agent: (If Applicable) <u>N/A</u>		Phone: [REDACTED]	
Address/Location of Property: <u>unaddressed</u>		Parcel ID: <u>AV-1311-V</u>	
Existing Zone: <u>Single Family</u>		Proposed Zone: <u>RE-10</u>	
Reason for the request <u>Zone Change</u>			

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

- ☒ A. The name and address of every person or company the applicant represents
- ☒ B. An accurate property map showing the existing and proposed zoning classifications
- ☒ C. All abutting properties showing present zoning classifications
- ☒ D. An accurate legal description of the property to be rezoned
- ☒ E. Stamped envelopes with the names and address's of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☒ F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only	
Date Received: <u>4/19/2021</u>	By: <u>Taylor Plebger</u>
Date Application Deemed Complete: <u>4/19/2021</u>	By: <u>Taylor Plebger</u>

ZONE CHANGE APPLICATION - GENERAL INFORMATION

PURPOSE

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

WHEN REQUIRED

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

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

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

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

PROCESS

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

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



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April 27th, 2021

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1311-V
Address: Unaddressed

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Single Family Residential Zone (SF-10) to Rural Estate 10 Acre (RE-10) for the stated purpose of making the property usable for a residential estate. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.050_RE_Rural_Estates_Zone

The hearing will be held **May 12th, at 6:00 PM**. MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning Administrator, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

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

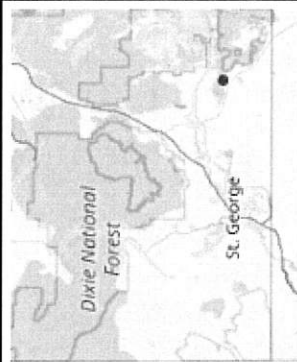
Kind Regards,

Taylor Pledger, Town Clerk

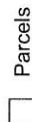


DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible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

WGS 1984 Web Mercator Auxiliary Sphere



Legend



Ownership

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

Notes

Apple Valley Zoning Districts Viewer

Zoning Districts Information:

ZONE PURPOSES:

The following zones are created to be applied as necessary to regulate the development of the land in the county as set forth below:

A. Agricultural Zone:

The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.

B. Residential Zones:

Current

A. Single Family Residential Zone:

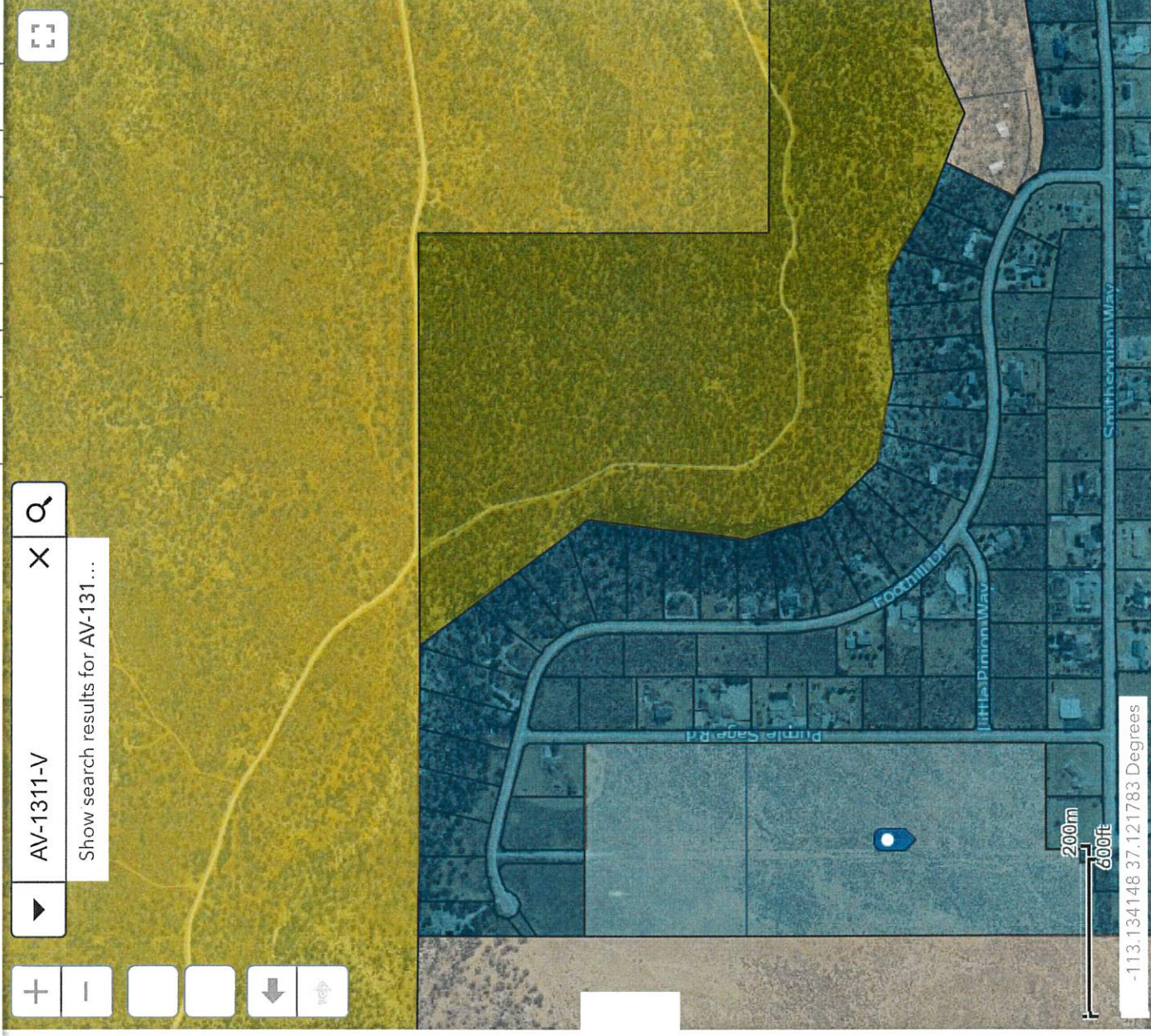
The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be harmful to a single-family residential neighborhood.

Proposed

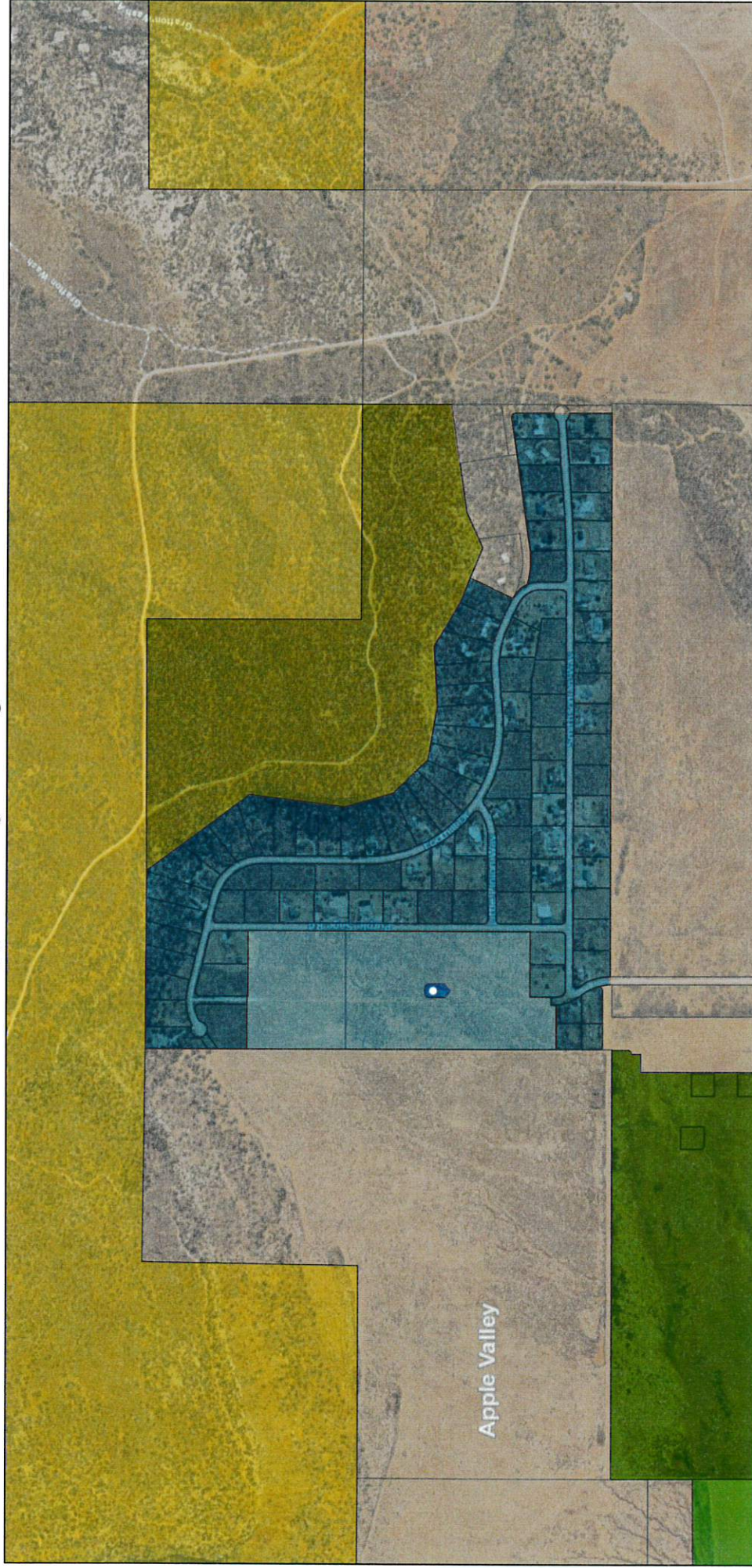
B. Residential Estate Zone:

The purpose of this zone is to provide permanent area for small farms, hobby farms and limited agricultural development for personal use.

C. Planned Development Zone:



Apple Valley Zoning Districts



4/27/2021, 3:24:17 PM

Zoning Districts

A - Agricultural

OSC - Open Space Conservation

OST - Open Space Transition

PD - Planned Development

RE-1 - Residential Estate 1

SF-1-10 - Single-Family Residential 1-10

SF-1/2 - Single-Family Residential 1/2

Town Boundary

Washington County Parcels

1:9,028

0 0.07 0.15 0.25 0.3 mi

0 0.13 0.25 0.5 km

TAYLOR TARAN THOMAS & HALIE
AV-AVRG-1-89
622 SAGE HEN DR
WASHINGTON, UT 84780

CURTIS DALTON J & KELLIE R
AV-AVRG-1-78
1322 S 2460 W
HURRICANE, UT 84737

GUBLER CLARENCE L & ALICIA A
AV-AVRG-1-29-A
28 S 2370 E CIR
SAINT GEORGE, UT 84790

MURPHY STEVEN ROY & LINDA URIE
AV-AVRG-1-49
2817 N FOOTHILL DR
APPLE VALLEY, UT 84737-4852

VALDEZ LACEY
AV-AVRG-1-44
7481 ADEMAR ST
LAS VEGAS, NV 89148

GUBLER CLARENCE L & ALICIA A
AV-AVRG-1-30-B
28 S 2370 E CIR
SAINT GEORGE, UT 84790

WILSON LILETTE
AV-1311-U
1812 W SUNSET BLVD # 110
SAINT GEORGE, UT 84770

RAWLINS DARWIN & SHERRI
AV-AVRG-1-80
2644 PURPLE SAGE RD
APPLE VALLEY, UT 84737

BOLOS ELIZABETH B
AV-AVRG-1-50
2656 E 8225 S #31
OGDEN, UT 84405

IDLE ROBERT J & SHERILYN
AV-AVRG-1-37
4111 214TH STREET CT E
SPANAWAY, WA 98387

WRATHALL DON & LOUISE
AV-AVRG-1-48
3505 N BRONCO ST
LAS VEGAS, NV 89108

COX REBECCA W
AV-AVRG-1-46
2737 N FOOTHILL DR
HURRICANE, UT 84737

BATEMAN MARV & SHARMAN
AV-AVRG-1-83
1022 W SMITHSONIAN WAY
APPLE VALLEY, UT 84737

RUSSON DAVID G & DELILA A
AV-AVRG-1-67
2788 N FOOTHILL DR
HURRICANE, UT 84737

DOELLE GARY W TR
AV-AVRG-1-90
1051 W SMITHSONIAN WAY
HURRICANE, UT 84737

PARKER MARK & PATRICIA
AV-AVRG-1-39
6816 WILLIAMS ISLAND CT
LAS VEGAS, NV 89131

QUARTER CIRCLE 2 RANCH L C
AV-1315-B-1-A-1
1359 S 920 W
HURRICANE, UT 84737

HOLM JORDAN
AV-1311-V
PO BOX 840519
HILDALE, UT 84784-0519

BAILEY JENNIFER & TIMOTHY GALE
AV-AVRG-1-64
2083 S WORCHESTER WAY
AURORA, CO 80014

CHAPMAN RONALD DUANE & KELLY JEAN
AV-AVRG-1-43
31 BLOSSOM WOOD CT
STAFFORD, VA 22554

RANDALL ROY P
AV-AVRG-1-32
1082 W SMITHSONIAN WAY
HURRICANE, UT 84737

DARGER MERRIL P, ET AL
AV-AVRG-1-79
PO BOX 2444
COLORADO CITY, AZ 86021-2444

ONSTEIN DEREK J & CYNTHIA K TRS
AV-AVRG-1-69-A
PO BOX 2349
PARADISE, CA 95967

PROGRESSIVE CONTRACTING INC, ET AL
AV-1317-B
PO BOX 1930
ST GEORGE, UT 84771-1930

BURNER KERRY & CHELSEY
AV-AVRG-1-81
1062 W SMITHSONIAN WAY
APPLE VALLEY, UT 84737-4830

WEBER JACOB M & MEGAN A
AV-AVRG-1-40
2786 N PURPLE SAGE RD
HURRICANE, UT 84737

KAPKE LEE D & ALYSON E
AV-AVRG-1-66-A
2808 N FOOTHILL DR
HURRICANE, UT 84737

MILLETICH MATTENA V, ET AL
AV-AVRG-1-41
2766 N APPLE SAGE RD
APPLE VALLEY, UT 84737

HUDON EMMANUEL
AV-AVRG-1-31
PO BOX 692
GRANTHAM, NH 37530-692

GUBLER CLARENCE L & ALICIA A
AV-AVRG-1-30-B
28 S 2370 E CIR
SAINT GEORGE, UT 84790

MAYASANDRA RAGHAVENDRA & ROBIN
AV-AVRG-1-42
5480 DANUBE ST
DENVER, CO 80249

NILES GREGORY
AV-AVRG-1-82
1052 W SMITHSONIAN WAY
APPLE VALLEY, UT 84737

PROGRESSIVE CONTRACTING INC, ET AL
AV-1317-D
PO BOX 1930
ST GEORGE, UT 84771-1930

KAPKE LEE D & ALYSON E
AV-AVRG-1-66-A
2808 N FOOTHILL DR
HURRICANE, UT 84737

OLSEN LAURA
AV-AVRG-1-88
2542 S HONEYSUCKLE DR
SARATOGA SPRINGS, UT 84045

MCCOMBS NICHOLAS & ELIANE
AV-AVRG-1-87
1091 W SMITHSONIAN WAY
HURRICANE, UT 84737

B & K SCENIC PROPERTY L C, ET AL
AV-1311-B
43 S 100 E STE 300
SAINT GEORGE, UT 84770

OSOSKI RICHARD E & MARGARET E TRS
AV-AVRG-1-45
1024 W LITTLE PINION WAY
HURRICANE, UT 84737

HIMES JOHN W & SILVIA
AV-AVRG-1-47
2757 N FOOTHILL DR
APPLE VALLEY, UT 84737

NOYES LINDA
AV-AVRG-1-38
2846 N PURPLE SAGE RD
APPLE VALLEY, UT 84737

GUBLER CLARENCE L & ALICIA A
AV-AVRG-1-29-A
28 S 2370 E CIR
SAINT GEORGE, UT 84790