



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: Jeremiah Allred		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 474 S. Coyote Rd		Parcel ID: AV-1354-C	
Existing Zone: OST - Open Space Transition		Proposed Zone: A-5 Agricultural > 5 Acres	
Reason for the request: I would like to build a new primary residence on the west half of my 20 arce property. splitting the property approximatly into 8 acres for the new primary residence and leaving aproximately 10-11 acres for the existing house.			

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: 1/7/26	By: [Signature] Paid: \$1800.00 Receipt 59890
Date Application Deemed Complete:	By:

AFFIDAVIT
PROPERTY OWNER

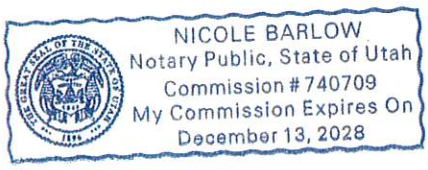
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Jeremiah Alfred, 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.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 1 day of Jan, 2026.



Nicole Barlow
Notary Public

Residing in: Utah

My Commission Expires: 12/13/2028

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

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:

1. 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 disallowed.

1. Residential Zones:

- 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 inimical to a single-family residential neighborhood.

Residential Estate Zone: The purpose of this zone is to provide permanent areas for rural farms, hobby farms and limited agricultural development for personal use.

Planned Development Zone:

The overall purpose of the planned development (PD) zone is to allow and encourage applicant flexibility and creativity in design and development of comprehensively planned projects. The specific purposes and intent of the planned development zone regulations are:

- To provide greater compatibility with surrounding land uses consistent with the Washington County General Plan.
- To allow for a more efficient and creative design for a specific property.
- To encourage property owners to develop master plans of their total land while still preserving the physical environment.



474 S. Coyote Rd.

From: OST - Open Space Transition

To: A-S Agricultural 7.5 Acres

Legend

- Washington County Parcels
- Zoning Viewer
- Town Boundary

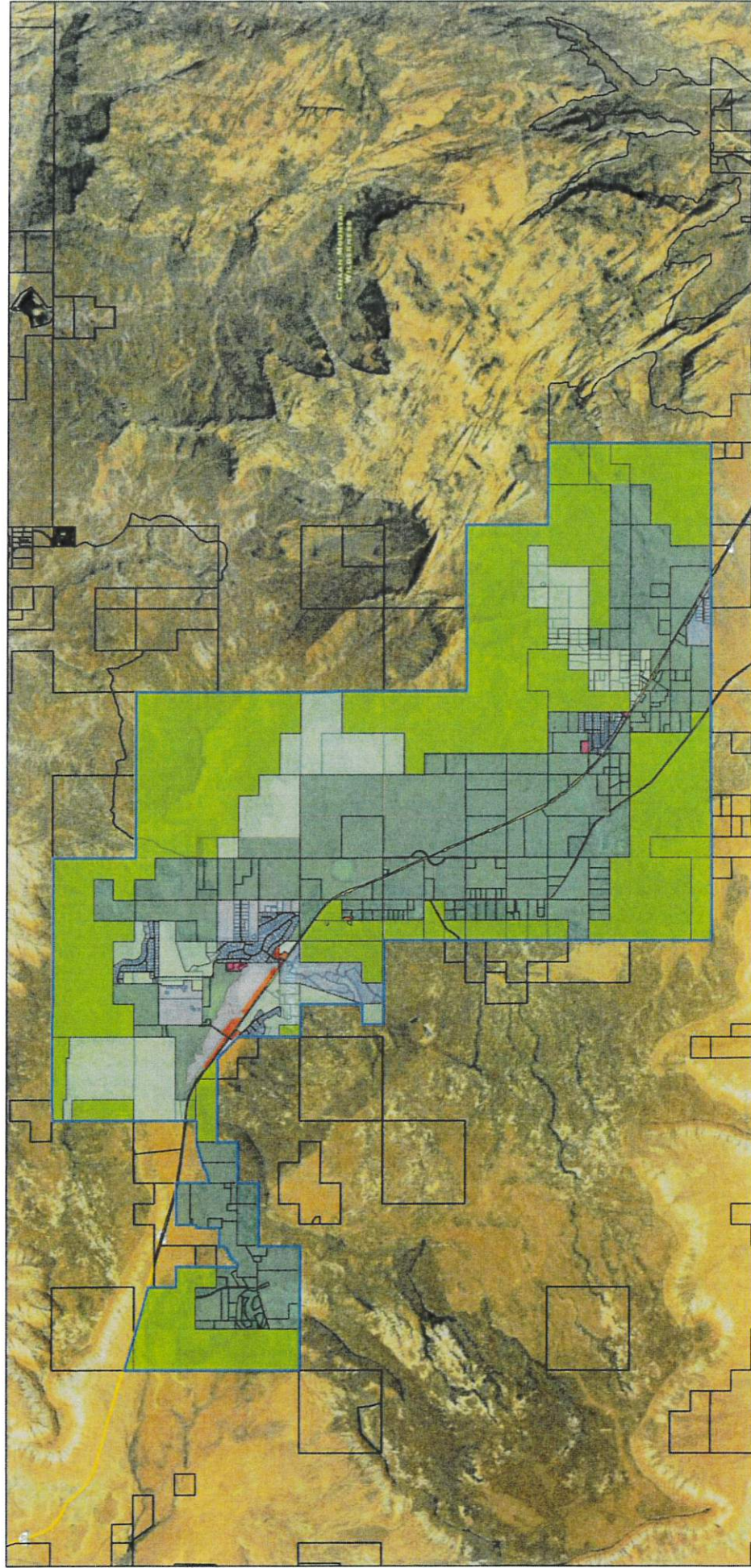
Zoning Districts

- A-S Agricultural - 7.5 Acres
- A-10 Agricultural - 10 Acres
- A-20 Agricultural - 20 Acres
- A-40 Agricultural - 40 Acres
- AG Agriculture
- RF Single Family Residential - 5 Acres
- C-1 Convenience Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CIP Campus of Two Phase Two Zone
- IND Industrial
- MH Medium-Density Housing Park
- OSC Open Space Conservation
- OST Open Space Transition
- PD Planned Development
- PDO Planned Development Overlay
- RE-1 Rural Estate 1
- RE-2.5 Rural Estate 2.5
- RE-5 Rural Estate 5
- RE-10 Rural Estate 10
- RE-20 Rural Estate 20
- RE-X Rural Estate Zone Any Size
- RF-Pd - Residential Vehicle Park

Future Annexation Boundary

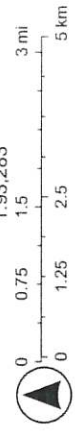


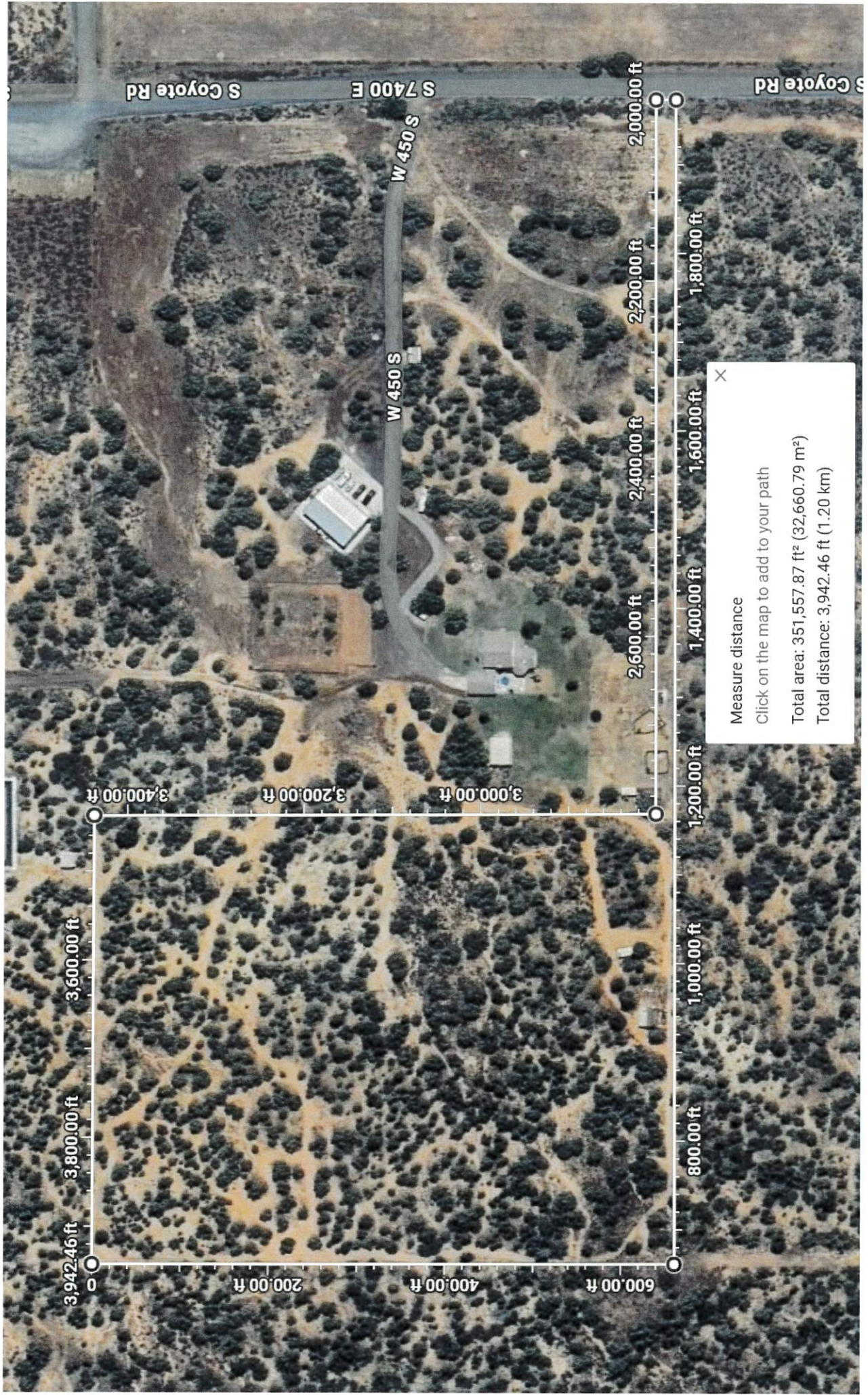
Apple Valley Proposed General Plan 4/28/25



4/28/2025, 1:59:42 PM

- Town Boundary
- R2 - Residential Medium: 1 - 5 Acres
- General Plan
- R3 - Residential Low: 5 + Acres
- A - Agricultural
- Washington County Parcels
- C - Commercial
- CTP - Cabin/Tiny Home
- INST - Institutional
- OS - Open Space





Measure distance
Click on the map to add to your path
Total area: 351,557.87 ft² (32,660.79 m²)
Total distance: 3,942.46 ft (1.20 km)

Zoning Districts Viewer

Zoning Districts Information:

GENERAL PURPOSES:

Planning zones are created to be used as necessary to regulate the use of the land in the county as set forth below.

Agricultural Zone:

The purpose of this zone is to preserve private areas for permanent agricultural uses normally and necessarily related to agriculture and uses inimical to the continuance of agricultural activity are allowed.

Residential Zones:

Single Family Residential Zone: The purpose of this zone is to provide private locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, operation, control, of public and private 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 detrimental to a single-family residential neighborhood.

Rural Estate Zone: The purpose of this zone is to provide permanent area for farms, hobby farms and limited rural development for personal use.

Planned Development Zone:

The overall purpose of the planned development (PD) zone is to allow and encourage applicant flexibility and creativity in the design and development of innovative planned projects. The regulations are intended to promote the purposes and intent of the planned development zone regulations are:

- provide greater compatibility with surrounding land uses consistent with the Region County General Plan,
- allow for a more efficient and creative design for a specific property.

The regulations encourage property owners to develop plans for their total land while still allowing for a more efficient and creative design for a specific property.

Washington County Parcels

Legend

Washington County Parcels

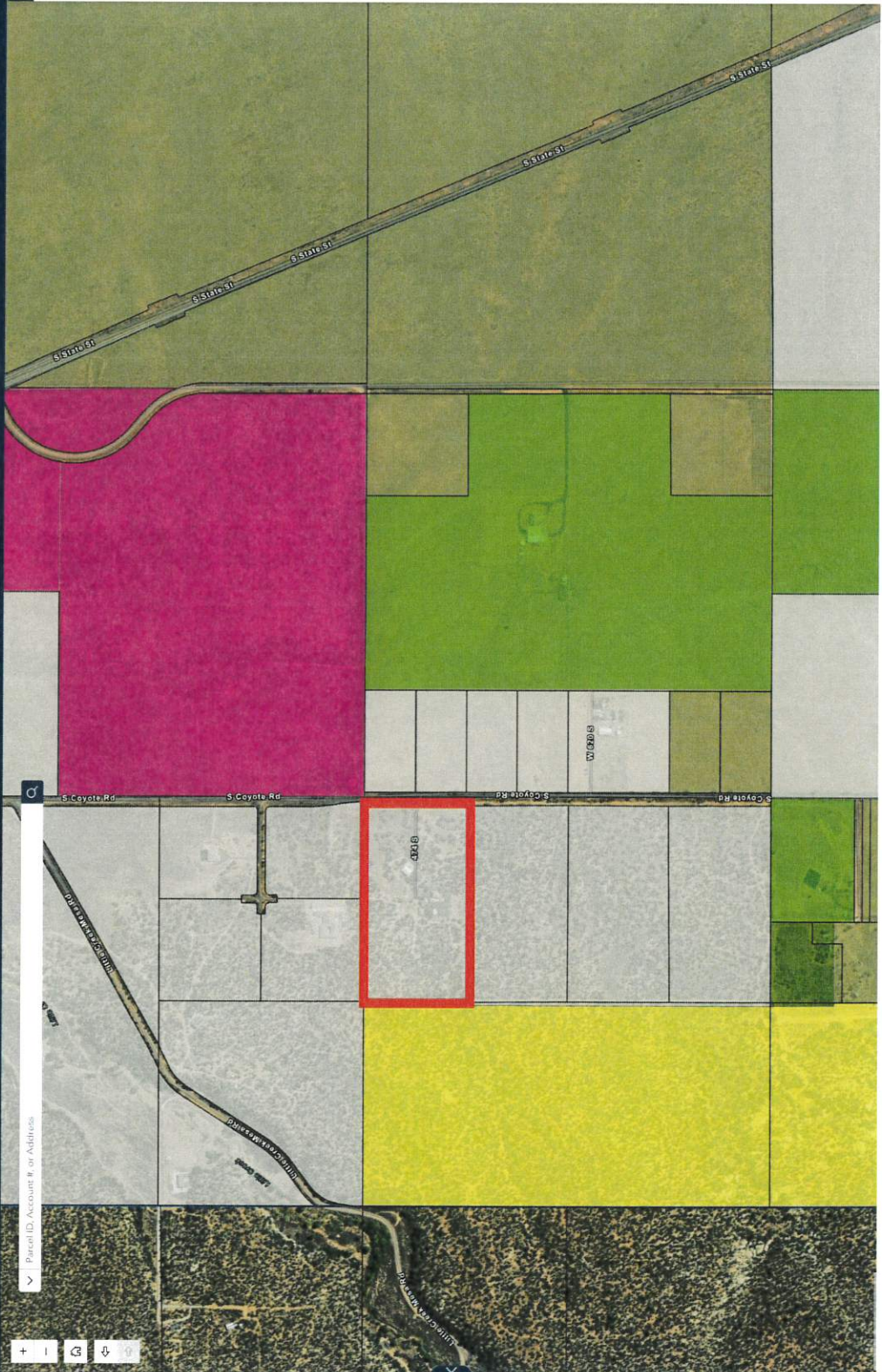
Zoning Viewer

Town Boundary

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- A-X - Agriculture
- SF-5 - Single-Family Residential > 5 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTF - Clubs or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- PDC - Planned Development Overlay
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10
- RE-20 - Rural Estate 20
- RE-X - Rural Estate Zone Any Size
- RVP - Recreational Vehicle Park

Future Annexation Boundary



Search: Parcel ID, Account #, or Address

433 B

S Coyote Rd

S State St

S State St

17/620 B