



**Town of Apple Valley**  
 1777 N Meadowlark Dr  
 Apple Valley UT 84737  
 T: 435.877.1190 | F: 435.877.1192  
 www.applevalleyut.gov

See Fee Schedule Page 2


**Zone Change Application**

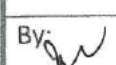
**Applications Must Be Submitted By The First Wednesday Of The Month**

Owner: <b>Lyman Family Farm Inc.</b>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: South of Highway 59 off of Main Street		Parcel ID: <b>AV-1368-TR</b>	
Existing Zone: <b>OST</b>		Proposed Zone: <b>A-X</b>	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <sup>240</sup> _____	
Reason for the request <b>Switch from OST to Agricultural</b>			

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

- A. The name and address of owners in addition to above owner.
- 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. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- F. Stamped envelopes with the names and address 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
- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature  Vice President	Date 06/19/2024
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED JUL 02 2024</b>	Date Application Deemed Complete:	
By: 	By:	



Search...

Sign in

Tools



Basemap...

0 300 600ft



# Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



-113.100162 37.047168 Degrees





**STATE OF UTAH PATENT NO. 20429**

**WHEREAS**, LYMAN FAMILY FARM, INC., a Utah corporation, 10888 South 300 West, South Jordan, Utah 84095, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State, and

**WHEREAS**, the said LYMAN FAMILY FARM, INC. has paid for said lands, pursuant to the conditions of said sale, and the laws of the State duly enacted in relation thereto, the sum of Five Hundred Forty Thousand Dollars and No Cents (\$540,000.00), and all legal interest thereon accrued, as fully appears by the certificate of sale;

**NOW THEREFORE I**, GARY R. HERBERT, Governor, by virtue of the power and authority vested in me by the laws of the State of Utah, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said LYMAN FAMILY FARM, INC., a Utah corporation, and to its successors and assigns forever, the following tracts of land, situated in the County of WASHINGTON, State of Utah, to-wit:

Township 43 South, Range 11 West, SLB&M  
Section 16: SW $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$

Containing 240.00 acres, more or less.

**TO HAVE AND TO HOLD** the above described and granted premises unto the said LYMAN FAMILY FARM, INC., a Utah corporation, and to its successors and assigns forever,

Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all coal, oil, gas and other hydrocarbons and other mineral deposits, along with the right for the State of Utah or other authorized persons or entities to prospect for, drill, mine, and remove such deposits; also,

Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, all sand and gravel, along with the right for the State of Utah or other authorized persons or entities to prospect for, mine, and remove such deposits; also,

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Excepting and reserving to the State of Utah all sub-surface void and pore spaces whether naturally existing or created upon the removal of coal, oil and gas and other mineral deposits, and the right to utilize the same for any purpose; also,

Excepting and reserving to the State of Utah, for the benefit of the State and its successors in interest, assigns, permittees, licensees and lessees from time to time, an access and utility easement across the property as may be necessary and reasonable to access lands and retained mineral and subsurface interests administered by the School and Institutional Trust Lands Administration ("Trust Lands Administration"); also,

Subject to any valid, existing rights of way of any kind and any right, interest, reservation or exception appearing of record, subject to exceptions and reservations contained in federal patents and clear lists, and subject also to all rights of way for ditches, tunnels, and telephone transmission lines that have been or may be constructed by the United States as provided by statute; also,

Subject to the rights of the Trust Lands Administration and its lessees to utilize the surface for mineral development purposes, which shall include all rights available under Utah Code Ann. § 53C-2-401(c), and 53C-2-409(2) and (3); provided, however, that in no event shall such rights of surface use be less than those available under Utah law as of the date of Certificate of Sale No. 26679; also

Subject to any valid, existing rights-of-way of any kind and any right, interest, reservation or exception appearing of record, including but not limited to:

- Right of Way No. 936, issued to South Central Utah Telephone Association for a telephone line for a perpetual term; also,
- Predesignation No. 762, issued to Washington County for roads for a perpetual term.

Reserving to the State of Utah all archaeological specimens, values, contexts, features, and deposits within the noted archaeological sites on the parcel, as more particularly described in Exhibit A attached hereto.

[The remainder of this page left blank intentionally.]

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IN TESTIMONY WHEREOF, I affix my signature, Done this 24<sup>th</sup> day of August, 2016.

By the Governor:

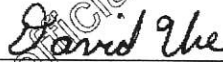


Gary R. Herbert

Attested:



Spencer J. Cox  
Lieutenant Governor



David Ure, Director  
School and Institutional  
Trust Lands Administration

APPROVED AS TO FORM  
Sean D. Reyes  
Attorney General

By



Special Assistant Attorney General



Recorded Patent Book 45, Page 129  
Certificate of Sale No. 26679  
Pre-Sale No. 8223  
Fund: SCHOOL  
Parcel: Big Plain Junction, Apple Valley

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**EXHIBIT A**

**Big Plain-Apple Valley Parcel (PS 8223) Archaeological Deed Covenant**

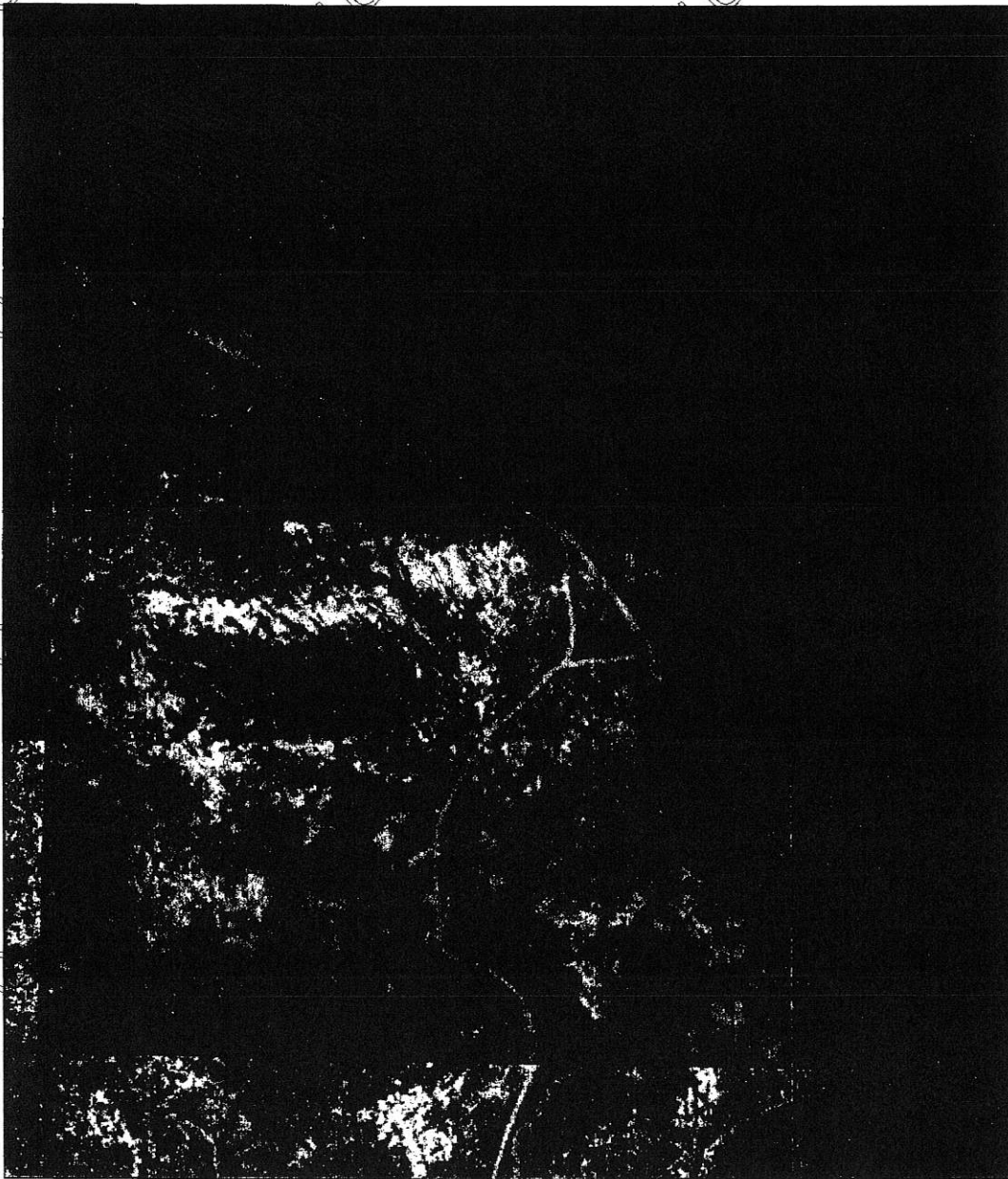
The areal limits of those portions of archaeological sites 42Ws2557, 42Ws2777-2778, 42Ws3418-3419 and 42Ws3421 (referred to collectively as the "Sites") located within the parcel, as more fully depicted in Exhibit "A", shall be subject to the following restrictions hereinafter set forth, which shall be a covenant running with the land in perpetuity and which shall be binding between the Trust Lands Administration and each and every purchaser and owner, their heirs, successors and assigns (referred to collectively as "Purchaser"). This covenant protects the Sites and their settings, and requires the Purchaser to seek approval from the Trust Lands Administration before conducting any ground-disturbing activities within any of the Sites. Purchaser may not collect artifacts from any of the Sites, or allow anyone else to collect such specimens, as ownership of same is reserved to the Trust Lands Administration. In addition:

1. Ownership of all archaeological contexts, data, artifacts, specimens, structural remains, and archaeological features and deposits shall remain in the Trust Lands Administration.
2. For all activities conducted within any of the Sites, Purchaser shall comply with the Utah Antiquities Act, *Utah Code Annotated* § 9-8-301 et seq. and § 9-8-404 (1953), as amended, or any amending or replacing legislation, as if the Trust Lands Administration held title to the Sites, including but not limited to:
  - A. Prior to commencing any undertaking (as defined in *Utah Administrative Code* rule R850-60-200) within the limits of any of the Sites, Purchaser shall consult with the Trust Lands Administration and seek approval for the proposed undertaking.
  - B. Approval shall be subject to the archaeological contexts, data, artifacts, specimens, structural remains, features and deposits contained in the Sites being preserved, recovered, or otherwise treated in a manner satisfactory to the Trust Lands Administration.
  - C. Purchaser shall provide the Trust Lands Administration with all collections (i.e., specimens, unprocessed samples, notes and photographs) resulting from archaeological investigations at any of the Sites, and all subsequent data analyses and reports.
3. The Trust Lands Administration may, at its discretion, release the restrictive covenant in part or in its entirety in the event that the Trust Lands Administration determines, in consultation with the Utah Division of State History, that an appropriate level of data recovery has occurred.
4. The restrictive covenant is for the benefit of the beneficiaries of the subject lands. The Trust Lands Administration or the Utah Division of State History may monitor compliance with, seek enforcement of, and be entitled to enjoin any violation of the restrictive covenant and to recover damages caused by the violation.
5. The Trust Lands Administration reserves a right of access in perpetuity across the subject lands to the Sites within the parcel for the purpose of monitoring compliance with this covenant or for facilitation of archaeological research within any of the Sites.
6. The Trust Lands Administration reserves the right, but does not covenant, to conduct archaeological investigations at any of the Sites, along with a right of access for the same, but does not covenant to cause any release of the restrictive covenant pursuant to paragraph 3, above.



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### Exhibit "A" (PS 8223 Deed Covenant Map)



#### Legend

 The Sites

0 0.075 0.15 0.3 Kilometers

0 0.05 0.1 0.2 Miles



State of Utah  
School & Institutional  
Trust Lands Administration