

**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 in 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.

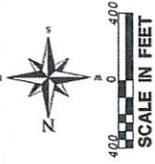
Since the applicant, 2000 Main LLC is no longer the owner of the properties on this application, and we have not heard anything from the new owner about if he wishes to pursue this application, and that no attempt has been made to correct any of the items from their application that needed correction,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

It is also my recommendation that if the new owner applies 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.

PRELIMINARY PLAT FOR: REDSTONE

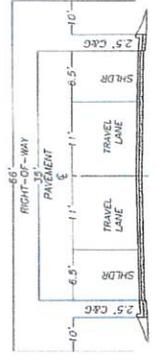
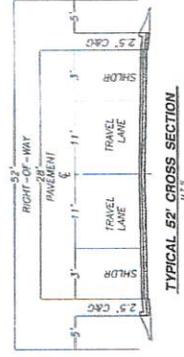
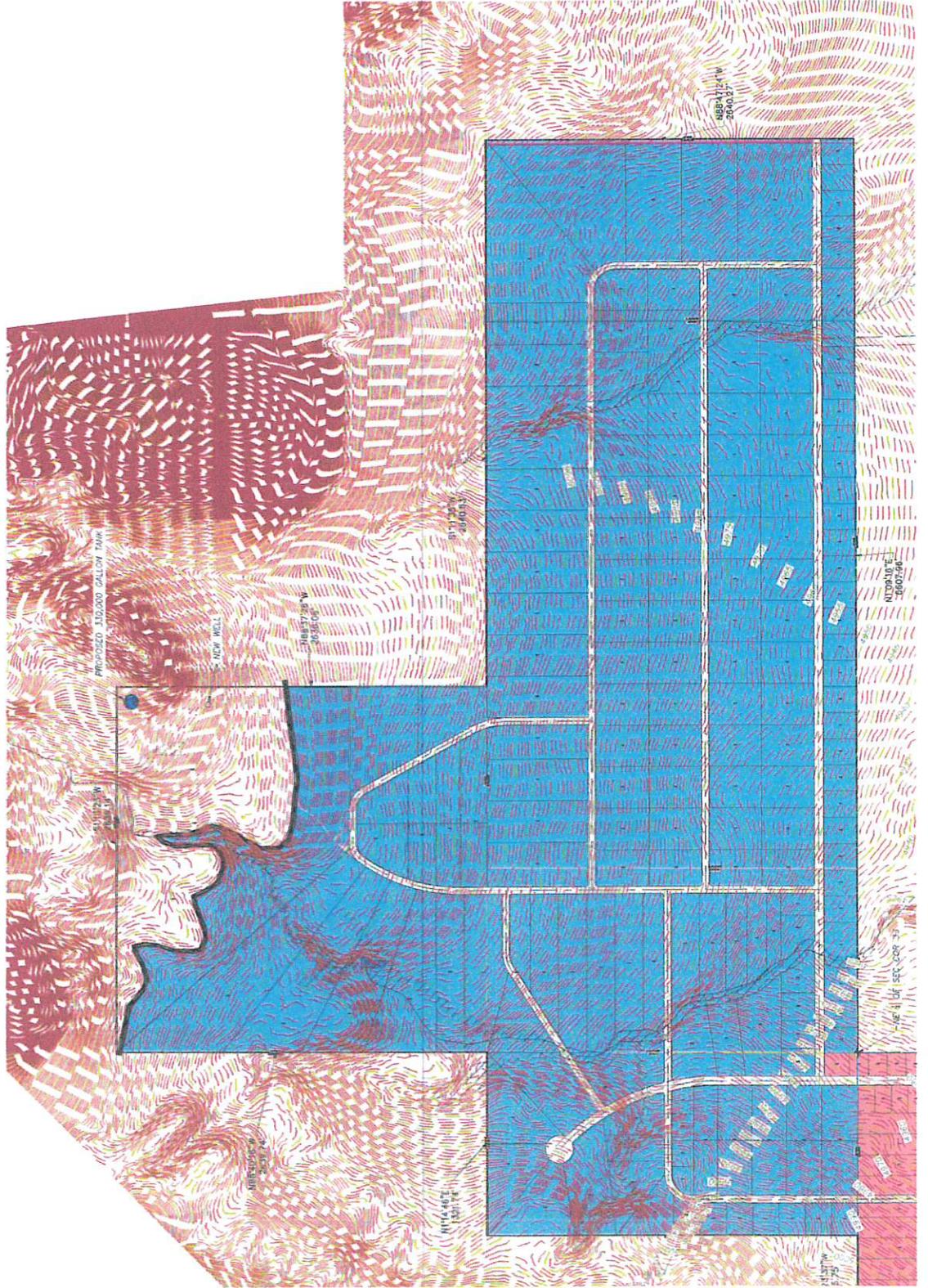
LOCATED IN APPLE VALLEY
WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES = 794.7



LEGEND

- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PROPOSED TRAIL
 - SECTION LINE
 - ↗ SECTION CORNER AS DESCRIBED
 - ENGINEERING WASH
- CURRENT ZONE
- 5F-1/2'
 - 5F-1.0



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? NA
- 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? CANT 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 TO MAJOR COLLECTOR & 60' RESIDENT, SIDEWALK MISSING ALTERNATIVE
- 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).
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COMMENTS:

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

AV-1345, 1325, 1326
I make the motion that we table the subdivision plat for 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.