



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: John Carl Izaak McHenry/Todd A Chamberlin		Phone: (435)669-4794 / (740)501-8662	
Address: 49 S 200 W		Email: izaakmchenry@gmail.com/toddchamberlin@gmail.com	
City: Panguitch	84759	State: UT	Zip: 84759
Agent: (If Applicable)		Phone:	
Address/Location of Property: Block of 1800 E, South of Red Hawk		Parcel ID: AV-1365-N / AG-X	
Existing Zone: Open Space Transition		Proposed Zone: Agricultural	
For Planned Development Purposes: Acreage in Parcel ¹⁰		Acreage in Application ¹⁰	
Reason for the request Rezone to agricultural for residential dwelling, crop production, gardening and farm buildings and uses.			

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 	Date 1/3/2023
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Official Use Only	Amount Paid: \$ N/A	Receipt No: N/A
Date Received: RECEIVED MAY 09 2024	Date Application Deemed Complete:	
By:	By:	

FEE SCHEDULE

ZONE	FEE	
<u>Commercial & Industrial</u>		
	\$1,000 plus	
		\$50 per acre for the first 100 acres
		\$30 per acre for the second 100 acres
		\$20 per acre for each acre over 200 acres
<u>Agricultural & Residential</u>		
	\$1,000 plus	
		\$40 per acre for the first 100 acres
		\$30 per acre for the second 100 acres
		\$10 per acre for each acre over 200 acres
<u>All Other Zones</u>		
	\$1,000 plus	
		\$40 per acre or portion thereof over one acre

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.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors shall 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, fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. 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 public 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 for approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks 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.

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

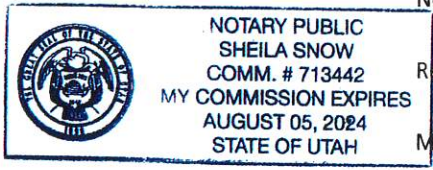
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) John Carl Izaak McHenry/Todd A Chamberlin, being duly sworn, depose 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
[Signature]
Property Owner

Subscribed and sworn to me this 3 day of January, 2024.

Sheila Snow
Notary Public



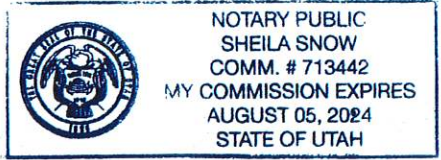
Residing in: Laverkin, Utah
My Commission Expires: 8/5/24

AGENT AUTHORIZATION
I (We), ~~JOHN CARL IZAAK McHENRY TODD A. CHAMBERLIN~~ DEMMIS PARKER/NICHOLOTTE PARKER/NORTHROCK TECHNOLOGY IM, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) DEMMIS PARKER/NORTHROCK TECH. 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.

[Signature]
Property Owner
[Signature]
Property Owner

Subscribed and sworn to me this 3 day of January, 2024.

Sheila Snow
Notary Public



Residing in: Laverkin, UT.
My Commission Expires: 8/5/24

Apple Valley Zoning Districts Viewer

access in a manner that will minimize the hazard of traffic leaving and entering roadways.

E. Manufacturing Zone:

The objective in establishing the M-1 zone is to provide space for warehousing, light manufacturing, fabrication, wholesaling, service, and other similar commercial establishments which are combined with manufacturing or warehousing uses, and to locate these establishments in a location compatible with one another, and where they are convenient to the other commercial and industrial zones in the county.

F. Industrial Zone:

The objective in establishing the I-1 zone is to provide space for various uses of land uses whose effects, both secondary and direct, are not compatible with uses found in other zones in the county.

G. Open Space Conservation Zone:

The purpose of this zone is to permit the use of open space land within the county for uses compatible with the protection of the natural and scenic resources of the county for the benefit of present and future generations.

H. Open Space Transition Zone:

The purpose of this zone is to provide for the protection of primarily undeveloped private land.



Search Account #, Parcel ID

(1 of 2)

Address Information:

Account ID: 1034279

Address: [Redacted]

Subdivision: [Redacted]

Zoom In

Apple Valley Zoning Viewer

Washington County Paroels

Tomn Bounary

Legend

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1.1 Acres
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Park Zone
- NST - Institutional
- MH - Manufacture Housing Park
- OGC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- 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
- REX - Rural Estate Zone Any Size
- RV/Park - Recreational Vehicle Park



Town of Apple Valley

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ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, John Carl Izaak McHenry/Todd Andrew Chamberlin am/are the applicant(s) of the application known as AV-1365-N Rezone located on parcel(s) AV-1365-N within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

- 1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

John Carl Izaak McHenry/Todd Andrew Chamberlin

Name

John Carl Izaak McHenry

Name

Todd Andrew Chamberlin

Name

[Signature]

Applicant/Owner

1/3/2024
Date

[Signature]

Applicant/Owner

1/3/2024
Date

[Signature]
Applicant/Owner
Date
1/3/2024

State of Utah)

County of Washington)§

On this 3 day of January, in the year 2024, before me, Sheila Snow, a notary public, personally appeared John Carl Izaak McHenry, Todd Andrew Chamberlin, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. Sheila Snow (notary signature)

(seal)

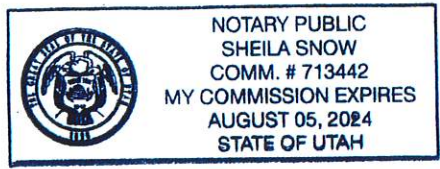


Exhibit "A"

September 9, 2022

Legal Descriptions
prepared for Todd Chamberlain

The north half of parcel AV-1365-N, being more particularly described as follows:

Beginning at a point which lies South 89°55'35" East 1974.20 feet along the center section line from the west quarter corner of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 89°55'35" East 332.05 feet along said center section line; thence South 0°05'42" West 659.44 feet; thence North 89°23'29" West 330.53 feet; thence North 0°02'20" West 656.35 feet to the point of beginning. Contains 5.00 acres.

Subject to a public roadway easement per agreement dated March 5th, 2008, (affects the north 50 feet of said parcel).

Together with and subject to the following easement for ingress, egress, utilities and drainage:

Beginning at a point which lies South 0°05'42" West 50.00 feet along the center section line from the center of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 0°05'42" West 621.59 feet along said center section line; thence North 89°55'22" West 282.04 feet to a point on a non-tangent curve, the radius point of which bears North 75°26'43" West 50.00 feet distant; thence southwesterly, northwesterly, northeasterly and southeasterly along the arc of said curve through a central angle of 331°02'42", a distance of 288.89 feet; thence South 89°55'22" East

257.04 feet; thence North 0°05'42" East 596.95 feet to a point on the southerly right of way of a public roadway; thence South 89°55'35" East 25.00 feet along said line to the point of beginning.

The south half of parcel AV-1365-N, being more particularly described as follows:

Beginning at a point which lies South 89°55'35" East 1974.20 feet along the center section line and South 0°02'20" East 656.35 feet from the west quarter corner of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 89°23'29" East 330.53 feet; thence South 0°05'42" West 659.44 feet to a point on the south line of the northeast quarter of the southwest quarter of said section 14; thence North 89°55'12" West 328.97 feet along said line; thence North 0°02'20" West 662.49 feet to the point of beginning. Contains 5.00 acres.

Together with and subject to the following easement for ingress, egress, utilities and drainage:

Beginning at a point which lies South 0°05'42" West 50.00 feet along the center section line from the center of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 0°05'42" West 621.59 feet along said center section line; thence North 89°55'22" West 282.04 feet to a point on a non-tangent curve, the radius point of which bears North 75°26'43" West 50.00 feet distant; thence southwesterly, northwesterly, northeasterly and southeasterly along the arc of said curve through a central angle of 331°02'42", a distance of 288.89 feet; thence South 89°55'22" East

257.04 feet; thence North 0°05'42" East 596.95 feet to a point on the southerly right of way of a public roadway; thence South 89°55'35" East 25.00 feet along said line to the point of beginning.

Prepared by Mark A. Schraut, PLS 187849

DOC # 20240012822

Quit Claim Deed Page 1 of 3
Gary Christensen Washington County Recorder
04/25/2024 03:59:58 PM Fee \$ 40.00
By GEORGE JONATHAN



When recorded mail deed and tax notice to:
Jonathan George
PO Box 824
Springdale, Utah 84767

Tax I.D. No.: AV-1365-N / AV-1365-O

QUIT-CLAIM DEED

Todd Chamberlain and John Carl Izaak McHenry, grantor(s), hereby

QUIT-CLAIMS to

Jonathan George, grantee(s) of Apple Valley, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract in Iron County, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and 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 15th day of April, 2024.

Todd Chamberlain

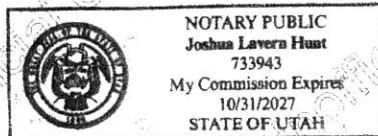
John Carl Izaak McHenry

Ohio
State of ~~Utah~~)
Scioto : ss
County of ~~Washington~~)

On the 15th day of April, 2024, personally appeared before me Todd Chamberlain, the signer(s) of the above agreement who duly acknowledge to me that he executed the same.

STATE OF UTAH
COUNTY OF: IRON
ON THE 23rd DAY OF April 2024
PERSONALLY APPEARED BEFORE ME
John Carl Izaak McHenry SIGNER(S) OF THE ABOVE
INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME

NOTARY PUBLIC



NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
O.P.C. SECTION 147.03

Exhibit "A"

September 9, 2022

Legal Descriptions
prepared for Jonny George

The north half of parcel AV-1365-O, being more particularly described as follows:

Beginning at a point which lies South 89°55'35" East 2306.25 feet along the center section line from the west quarter corner of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 89°55'35" East 330.45 feet along said line to the center of section; thence South 0°05'42" West 659.45 feet long the center section line; thence North 89°55'22" West 330.45 feet; thence North 0°05'42" East 659.44 feet to the point of beginning. Contains 5.00 acres.

Subject to a public roadway easement per agreement dated March 5th, 2008, (affects the north 50 feet of said parcel).

Together with and subject to the following easement for ingress, egress, utilities and drainage:

Beginning at a point which lies South 0°05'42" West 50.00 feet along the center section line from the center of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 0°05'42" West 621.59 feet along said center section line; thence North 89°55'22" West 282.04 feet to a point on a non-tangent curve, the radius point of which bears North 75°26'43" West 50.00 feet distant; thence southwesterly, northwesterly, northeasterly and southeasterly along the arc of said curve through a central angle of 331°02'42", a distance of 288.89 feet; thence South 89°55'22" East

257.04 feet; thence North 0°05'42" East 596.95 feet to a point on the southerly right of way of a public roadway; thence South 89°55'35" East 25.00 feet along said line to the point of beginning.

The south half of parcel AV-1365-O, being more particularly described as follows:

Beginning at a point which lies South 89°55'35" East 2306.25 feet along the center section line and South 0°05'42" East 659.44 feet from the west quarter corner of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 89°55'22" East 330.45 feet; thence South 0°05'42" West 659.45 feet to a point on the south line of the northeast quarter of the southwest quarter of said section 14; thence North 89°55'12" West 330.45 feet along said line; thence North 0°05'42" East 659.44 feet to the point of beginning. Contains 5.00 acres.

Together with and subject to the following easement for ingress, egress, utilities and drainage:

Beginning at a point which lies South 0°05'42" West 50.00 feet along the center section line from the center of section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian and running thence South 0°05'42" West 621.59 feet along said center section line; thence North 89°55'22" West 282.04 feet to a point on a non-tangent curve, the radius point of which bears North 75°26'43" West 50.00 feet distant; thence southwesterly, northwesterly, northeasterly and southeasterly along the arc of said curve through a central angle of 331°02'42", a distance of 288.89 feet; thence South 89°55'22" East

257.04 feet; thence North 0°05'42" East 596.95 feet to a point on the southerly right of way of a public roadway; thence South 89°55'35" East 25.00 feet along said line to the point of beginning.

Prepared by Mark A. Schraut, PLS 187849

DATE	2024	PREPARED FOR JONATHAN GEORGE & TORI CHAMBERLIN	LOCATED WITHIN THE SW 1/4 OF SECTION 14 TOWNSHIP 43 SOUTH, RANGE 11 WEST SALT LAKE BASE AND MERIDIAN	SHEET 1 OF 1
BY	MARK A. SCHIRALT	PROFESSIONAL LAND SURVEYOR	100 NORTH TOWN SQUARE, SUITE 101, WASHINGTON, MISSOURI 64788-1111	

SURVEYOR'S CERTIFICATE

I, MARK A. SCHIRALT, a duly licensed Professional Land Surveyor in the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the applicant, and that the same is in accordance with the laws of Missouri relating to land surveying.

BOUNDARY DESCRIPTIONS

SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, CONTAINS THE FOLLOWING PARCELS:

PARCEL AV-1385-1, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-2, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-3, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-4, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-5, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-6, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-7, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-8, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-9, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-10, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-11, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-12, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-13, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-14, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-15, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-16, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-17, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-18, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-19, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

PARCEL AV-1385-20, 1576 ACRES, PUBLIC ROADWAY & UTILITY EASEMENT.

OWNERS' DEDICATION

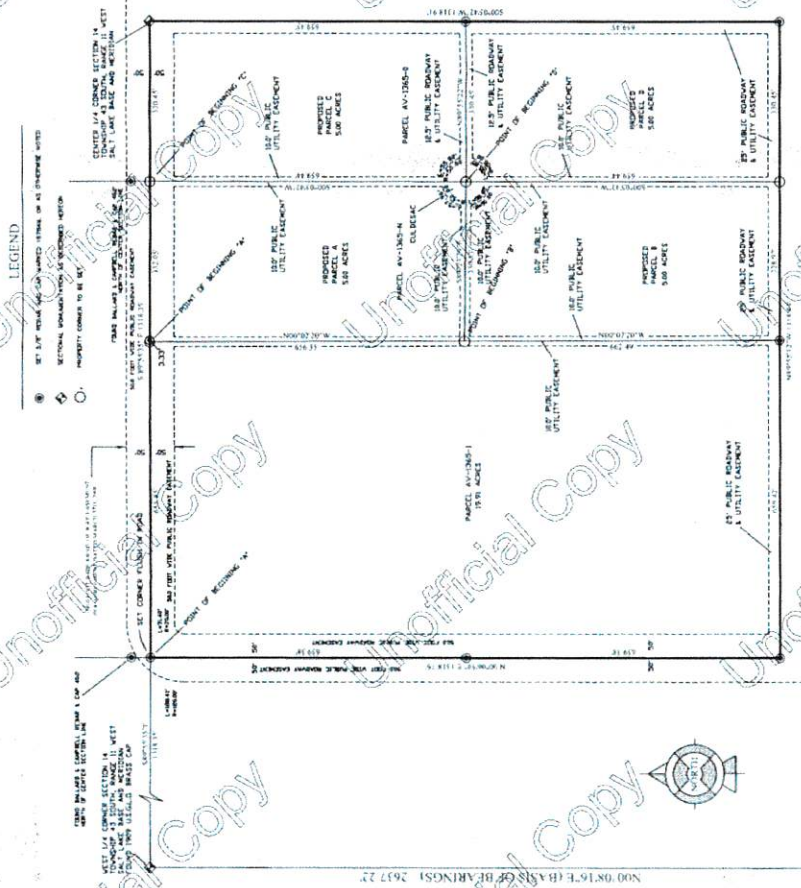
WE, THE UNDERSIGNED, being the owners of the above described parcels, do hereby dedicate the same to the public for use as a public roadway and utility easement, and we warrant that the same are not subject to any other claims or encumbrances.

CHAMBERLIN-GEORGE LOT SPLIT
 LOCATED WITHIN THE SW 1/4 OF SECTION 14
 TOWNSHIP 43 SOUTH, RANGE 11 WEST
 SALT LAKE BASE AND MERIDIAN

APPROVAL AND ACCEPTANCE BY THE TOWN OF APPLE VALLEY

WE, THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, HAVE REVIEWED THE ABOVE AND BY ACCEPTANCE OF SAID TOWN COUNCIL, RECOGNIZE THE VALIDITY OF THE ABOVE AND ALL COMMITMENTS AND OBLIGATIONS THEREBY.

APPROVED AND ACCEPTED ON THIS _____ DAY OF _____, 2022.



NARRATIVE

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MISSOURI SURVEYING ACT AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK AND HAS FOUND NO OTHER RECORDS THAT AFFECT THIS SURVEY.



TREASURER APPROVAL

I, _____, Treasurer of Washington County, Missouri, do hereby approve this subdivision on this _____ day of _____, 2022.

APPROVAL OF APPLE VALLEY FIRE CHIEF

I, _____, Fire Chief of Apple Valley, Utah, do hereby approve this subdivision on this _____ day of _____, 2022.

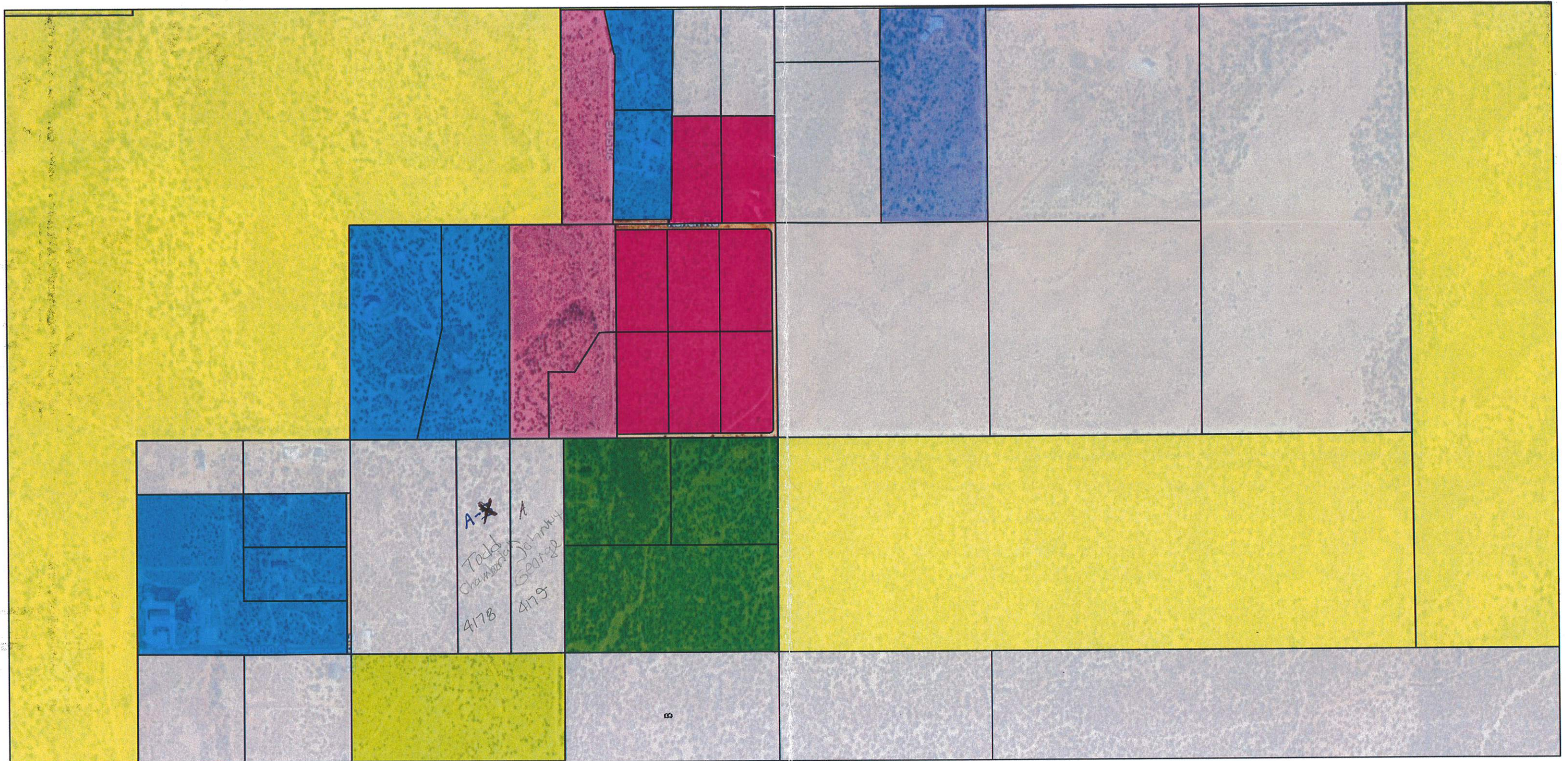
APPROVAL AS TO FORM

I, _____, do hereby approve this subdivision on this _____ day of _____, 2022.

APPROVAL OF WATER SUPERINTENDENT

I, _____, do hereby approve this subdivision on this _____ day of _____, 2022.

Apple Valley Zoning Districts



3/7/2024, 2:07:38 PM

- | | | |
|------------------------------|-------------------------------|-------------------------|
| Washington County Parcels | OSC – Open Space Conservation | RE-5 – Rural Estate 5 |
| Future Annexation Boundary | OST – Open Space Transition | RE-10 – Rural Estate 10 |
| Zoning Districts | | |
| A-5 - Agricultural > 5 Acres | RE-1 – Rural Estate 1 | RE-20 – Rural Estate 20 |
| | | Town Boundry |

