



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley

Wednesday, June 18, 2025 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, June 18, 2025**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Michael Farrar

Council Members | Kevin Sair | Annie Spendlove | Scott Taylor | Richard Palmer

Please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/82661513795>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 826 6151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PRAYER

ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

MAYOR'S TOWN UPDATE

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

PUBLIC HEARING

1. Resolution R-2025-12 Adopting Fiscal Year 2026 Annual Budget and Amending Fiscal Year 2025 Annual Budget.
2. Ordinance O-2025-24 Adopt Title 8.07 Fire Restrictions.
3. Resolution R-2025-10 Fee Schedule Amendment.
4. Ordinance O-2025-22 Amend Title 12.02.080 Building Permit Fees.

DISCUSSION AND ACTION

5. Ordinance O-2025-24 Adopt Title 8.07 Fire Restrictions.
6. Resolution R-2025-11 Adopting an Agricultural Exemption Acknowledgement Form and establishing procedures for structures exempt from building permits pursuant to Utah State Law.
7. Ordinance O-2025-21: Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for preparation for residential development in the future, affecting 61.78 acres on parcel AV-1329-B.
*Planning Commission recommended approval on June 11, 2025.
8. Resolution R-2025-12 Adopting Fiscal Year 2026 Annual Budget and Amending Fiscal Year 2025 Annual Budget.
9. Resolution R-2025-10 Fee Schedule Amendment.
10. Ordinance O-2025-22 Amend Title 12.02.080 Building Permit Fees.

CONSENT AGENDA

The Consent Portion of the Agenda is approved by one (1) non-debatable motion. If any Council Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.

11. Disbursement Listing for April and May 2025.
12. Budget Report for Fiscal Year 2025 through April and May 2025.
13. Minutes: May 21, 2025 - Town Council Hearing and Meeting.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.



SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

State of Utah

DEPARTMENT OF NATURAL RESOURCES

JOEL FERRY
Executive Director

Division of Forestry, Fire and State Lands

JAMIE BARNES
State Forester/Director

ORDER # SWCLO2501

Fire Restriction Order (Stage 1)

Due to current and forecasted weather conditions coupled with the extremely dry vegetation conditions in Southwest Utah, the State Forester, in consultation with the county commission of the affected county, has determined that measures must be taken to prevent the ignition of forest and rangeland fires. Therefore, pursuant to Utah State Law, Section 65A-8-212, the following acts are prohibited in the areas described below until rescinded by the Utah State Forester:

1. No open fires of any kind except within established **public** facilities in improved campgrounds, picnic areas. -OR- In permanently constructed fire pits at **private** homes where running water is present.
2. Smoking, except within an enclosed vehicle, trailer or building, a developed recreation site or while stopped in an area that is paved or free from dry vegetation.
3. Discharging or using any fireworks, tracer ammunition or other pyrotechnic devices including exploding targets.
4. Cutting, welding or grinding metal in areas of dry vegetation.
5. Operating a motorcycle, chainsaw, ATV, or other small internal combustion engine without an approved and working spark arrestor.

The following persons are exempted from the above prohibitions:

1. Persons with a permit or waiver issued by the Division, specifically authorizing a specified act at a specific location. A waiver does not relieve the permittee of liability if a fire does occur.
2. Any on-duty firefighter in the performance of an official duty.

Area Description: All **unincorporated private** and all **state lands** within the following area: All of **Washington, Kane, AND Garfield Counties**. This order does not affect private lands within incorporated towns or city limits.

Any of the above acts is a violation of state law and is punishable by up to 6 months in jail and a fine of up to \$1,000. These restrictions will be enforced by county law enforcement.

Effective Date: **12:01 a.m., 1st day of June, 2025**

Brett Ostler

Brett Ostler (May 29, 2025 18:17 MDT)

Brett Ostler, State Fire Management Officer

Jamie Barnes

Jamie Barnes (May 30, 2025 10:10 MDT)

Jamie Barnes, State Forester



APPLE VALLEY
ORDINANCE O-2025-24

WHEREAS, the Town of Apple Valley recognizes the extreme fire danger currently present in Southwest Utah due to forecasted weather conditions and dry vegetation;

WHEREAS, the State Forester of Utah, in consultation with the county commissions of affected counties, has issued Stage 1 Fire Restrictions pursuant to Utah Code § 65A-8-212;

WHEREAS, these restrictions are intended to mitigate the risk of wildfire and protect life, property, and natural resources;

WHEREAS, the Town of Apple Valley finds it necessary and appropriate to adopt and enforce these restrictions within town limits to support statewide fire prevention efforts;

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **ADOPTION** “8.07 Temporary Fire Restrictions” of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

8.07 Temporary Fire Restrictions(*Added*)

Title 8.07 of the Apple Valley Municipal Code is hereby enacted to read as follows:

SECTION 2: **ADOPTION** “8.07.010 Adoption Of State Of Utah Stage 1 Fire Restrictions” of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

8.07.010 Adoption Of State Of Utah Stage 1 Fire Restrictions(*Added*)

The Town of Apple Valley hereby adopts by reference the most current State of Utah Stage 1 Fire Restriction Order, effective as of June 1, 2025, and any subsequent amendments issued by the Utah State Forester that apply to the Southwest Utah region, including Washington County.

SECTION 3: **ADOPTION** “8.07.020 Prohibited Acts” of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

8.07.020 Prohibited Acts(*Added*)

1. Open fires of any kind, except within established public facilities in improved campgrounds or in permanently constructed fire pits at private homes where running water is present.
2. Smoking, except within an enclosed vehicle, trailer, building, or developed recreation site, or while stopped in a paved or vegetation-free area.
3. Use or discharge of fireworks, tracer ammunition, or any other pyrotechnic devices including exploding targets.
4. Cutting, welding, or grinding metal in areas with dry vegetation.
5. Operation of motorcycles, chainsaws, ATVs, or other small internal combustion engines without an approved and working spark arrestor.

SECTION 4: ADOPTION “8.07.030 Exemptions” of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

8.07.030 Exemptions(*Added*)

1. Individuals with a permit or waiver issued by the Division of Forestry, Fire, and State Lands specifically authorizing a listed act at a specified location.
2. On-duty firefighters in the performance of their official duties.

SECTION 5: ADOPTION “8.07.040 Filing And Public Inspection” of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

8.07.040 Filing And Public Inspection(*Added*)

A copy of the adopted fire restriction order shall be maintained in the office of the Town Clerk and made available for public inspection.

SECTION 6: ADOPTION “8.07.050 Enforcement And Penalties” of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

8.07.050 Enforcement And Penalties(*Added*)

Any violation of this ordinance shall be enforceable as a Class B misdemeanor under Utah law and may be punishable by up to six months in jail and a fine of up to \$1,000.

SECTION 7: ADOPTION “8.07.060 Effective Date” of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

8.07.060 Effective Date(*Added*)

This ordinance shall take effect immediately upon adoption and shall remain in effect until rescinded by the State Forester.

SECTION 8: ADOPTION “8.07.060 Duration And Expiration” of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

8.07.060 Duration And Expiration(*Added*)

This ordinance shall take effect immediately upon adoption and shall remain in effect only as long as the State of Utah’s Stage 1 Fire Restriction Order (Order #SWCL02501), or any applicable amendment for Washington County, remains in force.

Once the State Fire Restriction Order is rescinded or expires, this ordinance shall automatically terminate without further action by the Town Council.

SECTION 9: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 10: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 11: EFFECTIVE DATE This Ordinance shall be in full force and effect from June 18, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

TOWN OF APPLE VALLEY

COUNCIL MEETING STAFF REPORT

TO: Apple Valley Town Council

FROM: Mayor, with assistance from Jenna, Town Recorder

DATE: June 18, 2025

SUBJECT: Resolution Adopting Agricultural Exemption Acknowledgement Form

ITEM TYPE: Action Item – Resolution

ATTACHMENTS:

- Resolution No. R-2025-11
- Exhibit A – Agricultural Exemption Acknowledgement Form (3 pages)

SUMMARY: The Council is asked to consider Resolution No. R-2025-11 adopting an Agricultural Exemption Acknowledgement form for use in Apple Valley. This form ensures compliance with Utah Code §§ 15A-1-201 and 58-56-4, which exempt certain agricultural structures from building permit requirements.

BACKGROUND: Utah law exempts agricultural structures from building permits if used only for farming and not for human occupancy. These structures must still follow local zoning, setback, and height regulations. The form documents exemption claims, clarifies legal use, and supports staff enforcement.

PROCEDURAL NOTES: The form is administrative. No public hearing is required. The resolution does not amend zoning or the general plan.

STAFF RECOMMENDATION: Approve Resolution No. R-2025-11 to adopt the exemption form and authorize its use by staff.

SUGGESTED MOTION: “I move to approve Resolution No. R-2025-11, adopting the Agricultural Exemption Acknowledgement form and authorizing its use as part of the Town’s administrative land use procedures.”

TOWN OF APPLE VALLEY

RESOLUTION R-2025-11

A RESOLUTION OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH, ADOPTING AN AGRICULTURAL EXEMPTION ACKNOWLEDGEMENT FORM AND ESTABLISHING PROCEDURES FOR STRUCTURES EXEMPT FROM BUILDING PERMITS PURSUANT TO UTAH STATE LAW

WHEREAS, Utah Code § 15A-1-201 and § 58-56-4 define circumstances under which structures used solely for agricultural purposes and not for human occupancy are exempt from the requirement to obtain a building permit; and

WHEREAS, the Town of Apple Valley seeks to clarify and document the exemption process through the adoption of an Agricultural Exemption Acknowledgement form, ensuring consistency with state law and transparency for property owners; and

WHEREAS, the use of this form will help the Town monitor compliance with applicable zoning, height, and setback requirements while recognizing the statutory exemption from building permits; and

WHEREAS, this resolution is administrative in nature and does not create or amend any land use ordinance, zoning regulation, or general plan, and therefore does not require a public hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF APPLE VALLEY, UTAH:

SECTION 1. Adoption of Form

The Town Council hereby adopts the Agricultural Exemption Acknowledgement form, a copy of which is attached hereto as *Exhibit A*, to be used by property owners seeking exemption from building permit requirements for agricultural structures as defined in Utah Code §§ 15A-1-201 and 58-56-4.

SECTION 2. Use and Implementation

Town staff are authorized to require completion of the Agricultural Exemption Acknowledgement form as part of the administrative review process for any proposed exempt structure. Staff may update or clarify the form as necessary to maintain compliance with state law and town procedures.

SECTION 3. Severability

If any provision of this resolution is found to be invalid by a court of competent jurisdiction, the remainder shall remain in full force and effect.

SECTION 4. Effective Date

This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Town Council of Apple Valley, Utah, this 18th day of June, 2025.

TOWN OF APPLE VALLEY

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Recorder/Clerk

AYE NAY ABSENT ABSTAIN

Mayor | Michael Farrar

Council Member | Kevin Sair

Council Member | Annie Spendlove

Council Member | Scott Taylor

Council Member | Richard Palmer



Town of Apple Valley Building Department
 1777 N Meadowlark Dr, Apple Valley, UT 84737
 PHONE: 435-877-1190
<https://www.applevalleyut.gov/Building>

AGRICULTURAL EXEMPTION ACKNOWLEDGEMENT

This form is intended to authorize an exemption from receiving a building permit under Section 15A-1-201 of the Utah Code Annotated.

Owner(s) of Record:

Name: _____ Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

E-Mail Address: _____ Fax: _____

Project Information:

Parcel #: _____ Subdivision Name: _____

Address: _____ Section: _____ Township: _____ Range: _____

Building Description (proposed agricultural use and proposed building dimensions):

Definitions:

1. As defined by Utah State Code 58-56-4(1)(a), **agricultural use**” means a use that relates to the tilling of soil and raising of crops, care of livestock, or raising domestic animals;
2. As defined by Utah State Code 58-56-4(a)(b) “**not for human occupancy**” means use of a structure for purposes other than protection or comfort of human beings, but allows people to enter the structure for:
 - a. Maintenance and repair; and
 - b. The care of livestock, crops, or equipment intended for agricultural use which are kept there.
3. As defined by Utah State Code 58-56-1(c) “**residential area**” means land that is not intended for agricultural use which are kept there; and
 - a. Within the boundaries of a city or town; and less than five contiguous acres; or
 - b. Within a subdivision for which the county has approved a subdivision plat under Title 17, Chapter 27a, Part 6, Subdivisions; and less than two contiguous acres; or
 - c. Not located in whole or in part in an agricultural protection area created under Title 17, Chapter 41, Agriculture Protection Areas.

Qualifying Conditions:**YES** **NO**

1. Will the proposed structure be used only for “**agricultural use**” as defined above?
2. Will the proposed structure be used for “**human occupancy**” as defined above?
3. Will the proposed structure include electrical, plumbing, or other mechanical code related work? (Work subject to mechanical, electrical, and plumbing code inspections are not exempted)
4. Is the subject property outside of a “**residential area**” as strictly defined above:

a. If the subject property is located within a platted subdivision, please identify the Subdivision name and acreage of the parcel.

Subdivision: _____ Acreage: _____

- b. Is the subject property located in whole or in part in an Agriculture Protection Area created under Title 17, Chapter 41, Agriculture Protection Areas?
5. Applicant understands and agrees that this exemption does not apply to Fire Code Requirements. All Town, State, and Wildland Urban Interface Fire Codes, adopted by the Town of Apple Valley must be met by the applicant.

Submission Requirements:

- ◀ **Application form:** Completed and signed by the property owner(s).
- ◀ **Approval of the property owner(s) if different from the applicant:** The property owner(s) must sign the back of the application form, or submit a letter indicating their ownership and authorization for the submittal of the application.
- ◀ **One (1) copy of a detailed site plan:** The site plan must identify all structures located on the subject parcel, the location of the proposed agricultural structure, and the setbacks from the proposed agricultural structure to all property lines.
- ◀ **One (1) copy of a detailed floor plan.**
- ◀ **One (1) copy of detailed building elevations:** Natural Grade line and Height from that line to the highest point of the roof required on elevation drawings.

OWNER(S) ACKNOWLEDGEMENT***PLEASE INITIAL BEHIND EACH STATEMENT***

I hereby make application and declaration that I intend to construct a structure solely in conjunction with an "agricultural use" and not for human occupancy", both as defined previously._____

I understand that as an exempt building, the Town of Apple Valley Building Department has not reviewed the plans for the structure and has therefore not made any implied or in fact approvals of any safety, structural integrity, building design, or similar issues._____

I further understand that this structure may not be converted to a residential building, a non-agricultural storage building, or any other non-agricultural related use without obtaining a building permit and that such permit may require significant modifications to the structure in order to comply with the applicable Codes in effect at that time._____

I understand that the Town of Apple Valley is authorized to inspect the site as necessary to ensure the structure is complying with the applicable setback and height requirements for the zone in which the structure is located._____

Any misleading or incorrect answers may constitute an act of falsification of government records under Section 76-8-511 of the Utah Code Annotated or issuing a written false statement under Section 76-8-504 of the Utah Code Annotated, both of which are Class B misdemeanors. I hereby declare under penalty of perjury that this application form, and all information submitted as part of this application form is true, complete, and accurate to the best of my knowledge.

Owner(s) Signature: _____ **Date:** _____

Please Print Name: _____

ACKNOWLEDGEMENT:

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20 ____, before me personally appeared _____ (owner), and did state upon his/her oath that he/she is the owner of the above described real property in the Town of Apple Valley, Utah, and that the foregoing instrument was acknowledged before me.

Witness my hand and official seal. _____

Notary Public

FOR OFFICE USE ONLY

FRONT setback from property line: _____ or setback from centerline of road (whichever is greater):_____

REAR setback from property line: _____

SIDE setback from property line: _____ SIDE setback from property line: _____

MAXIMUM HEIGHT of structure: _____

Approved by: _____ Date: _____

Rev 6/18/2025

TOWN OF APPLE VALLEY
ORDINANCE O-2025-21

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1329-B FROM OPEN SPACE TRANSITION ZONE TO RURAL ESTATES 1 ACRE ZONE

WHEREAS, the Town of Apple Valley (“Town”) has petitioned to rezone parcel AV-1329-B from Open Space Transition Zone to Rural Estates 1 Acre Zone; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 11, 2025, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

WHEREAS, the Town Council has reviewed the Planning Commission’s recommendation and finds that the proposed zone change aligns with the Town’s General Plan and serves a rational public interest; and

WHEREAS, on June 18, 2025, the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:

SECTION I: Zoning Amendment

The zoning designation for parcel AV-1329-B is hereby changed from Open Space Transition Zone to Rural Estates 1 Acre Zone.

SECTION II: Official Zoning Map Update

The Official Zoning Map shall be amended to reflect this zoning change.

SECTION III: Effective Date:

This ordinance shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah, this 18th day of June, 2025.

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

VOTE RECORD:	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____



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

< paid before
 Fee: \$500.00 + Acreage Fee
 1 – 100 Acres: \$25.00/Acre
 101 – 500 Acres: \$15.00/Acre
 501 + Acres: \$10/Acre

For Office Use Only: File No. _____ Receipt No. _____

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days in Advance of The Planning Commission Meeting			
Name: DRL Investments, LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]		State: [REDACTED]	Zip: [REDACTED]
Agent: (If Applicable)		Phone: [REDACTED]	
Address/Location of Property: ROME AVE		Parcel ID: AV-1329-B	
Existing Zone: OST		Proposed Zone: RE-1.0	
Reason for the request Prepare for residential development in the future.			

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 map
- C. All abutting properties showing present zoning classifications map
- D. An accurate legal description of the property to be rezoned Attached
- E. 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
- F. Warranty deed or preliminary title report and 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 first 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. No additions or changes may be made to an application within one week of the scheduled meeting.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors shall be considered by the Planning Commission and City Council:

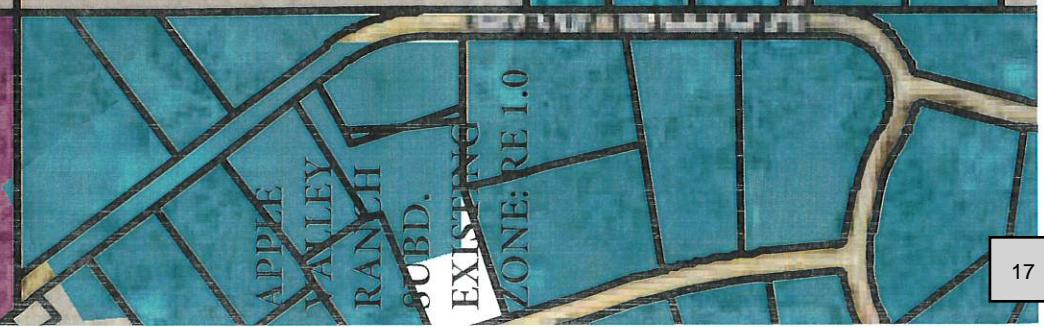
1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment 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.

Official Use Only	RECEIVED MAY 16 2025	By: <i>QM</i>
Date Application Deemed Complete:		By:

AV-1319-B
EXT ZONING:
RE-10

AV-1320 NP
EXISTING ZONE: OST

AV-1321-A
EXT ZONING:
A-X-A
AGRICULTURE



SUBJECT PARCEL:
AV-1329-B
61.78 AC
EXISTING ZONE: OST
PROPOSED ZONE: RE 1.0

AV-1328-B
EXT ZONING:
A-X-A
AGRICULTURE

AV-1328-A
EXISTING
ZONING:
A-X-A
AGRICULTURE

Item 7.

EXHIBIT "A" - LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

PARCEL 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No. 20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

Beginning at the Northeast Corner of Section 29 Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

Tax ID Number AV-1329-B

* * *

AFFIDAVIT
PROPERTY OWNER

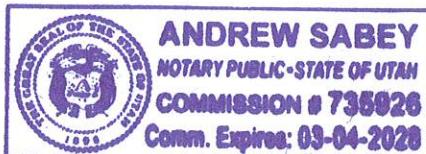
STATE OF UTAH)
Utah (AS))
COUNTY OF WASHINGTON)

I (We) DRL INVESTMENTS LLC, Ladd MacDonald, 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.

Ladd MacDonald
Property Owner

Property Owner

Subscribed and sworn to me this 29th day of April, 2025.



AS
Notary Public

Residing in: Utah County

My Commission Expires: 3/1/2028

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: _____

WHEN RECORDED MAIL DEED AND TAX NOTICE TO:

DRL Investments

985 North Shadow Ridge Avenue
Eagle, Idaho 83616

Order No. 136491

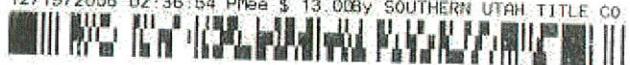
Tax I.D. No. AV-1329-B

DOC # 20060058754

Warranty Deed Page 1 of 2

Russell Shirts Washington County Recorder

12/19/2006 02:36:54 PM fee \$ 13.00 by SOUTHERN UTAH TITLE CO

**WARRANTY DEED**

MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

DRL INVESTMENTS, LLC, an Idaho Limited Liability Company, grantee(s) of Eagle, County of Ada, State of Idaho, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**
the following described tract of land in **WASHINGTON** County, State of **UTAH**:

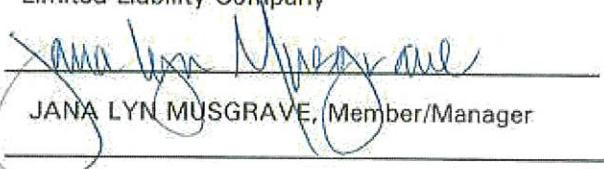
SEE ATTACHED EXHIBIT "A"- LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto belonging.
LESS AND EXCEPTING any and all water rights.

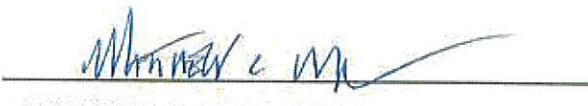
SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 15 day of December, A. D. 2006.

MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company



JANA LYN MUSGRAVE, Member/Manager



MATTHEW C. MUSGRAVE, Member/Manager

NOTARY

STATE OF UTAH

)

} ss

County of Washington

)

On the 15 day of December, A. D. 2006, personally appeared before me Matthew C. Musgrave and Jana Lyn Musgrave, Managing Members of **MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company** and known to me to be members or designated agents of the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.



Notary Public

Notary Public residing at:
My Commission Expires:



This Legal description is attached to that Warranty Deed, between DRL Investments, LLC, grantee(s), and MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company, as to an undivided 50% interest, Grantor(s).

EXHIBIT "A"

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

PARCEL 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No. 20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

Beginning at the Northeast Corner of Section 29 Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

Initials M / J

WHEN RECORDED MAIL DEED AND TAX NOTICE TO:

DRL Investments
 985 North Shadow Ridge Avenue
 Eagle, Idaho 83616

Order No. 136491
 Tax I.D. No. AV-1329-B

DOC # 20060058753

Warranty Deed Page 1 of 2
 Russell Shirts Washington County Recorder
 12/19/2006 02:36:54 PM \$ 13.00 by SOUTHERN UTAH TITLE CO

**WARRANTY DEED**

KB WILLEY HOLDINGS, LC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

DRL INVESTMENTS, LLC, an Idaho Limited Liability Company, grantee(s) of Eagle, County of Ada, State of Idaho, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**
 the following described tract of land in **WASHINGTON County, State of UTAH**:

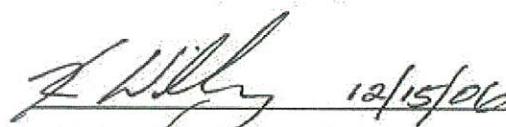
SEE ATTACHED EXHIBIT "A"- LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto belonging.
 LESS AND EXCEPTING any and all water rights.

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 15 day of December, A. D. 2006.

KB WILLEY HOLDING COMPANY, LC, a Utah Limited Liability Company



Kirk B. Willey, Member/Manager

NOTARY

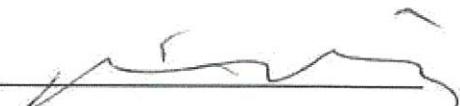
STATE OF UTAH

)

County of Salt Lake

)
 ss
)

On the 15 day of December, A. D. 2006, personally appeared before me Kirk B. Willey, Member/Manager of KB Willey Holdings, LC, a Utah Limited Liability Company and known to me to be members or designated agents of the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

Notary Public

This Legal description is attached to that Warranty Deed, between DRL Investments, LLC, grantee(s), and KB WILLEY HOLDINGS, LC, a Utah Limited Liability Company, as to an undivided 50% interest, Grantor(s).

EXHIBIT "A"

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

PARCEL 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No. 20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

Beginning at the Northeast Corner of Section 29 Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

Initials ZW / _____



Terra Title Company
265 West Tabernacle #100
St. George, UT 84770

Thank you!

Ladd MacDonald

PROPERTY ADDRESS (TAX ID): (Not Addressed), Apple Valley, Utah 84737 (AV-1329-B)

FILE NUMBER: 36091

The attached Owner's Policy of Title Insurance and recorded Trust Deed(s) are provided electronically as a courtesy.



SCHEDULE A

STANDARD GUARANTEE

File No.	36091	Liability	\$1,000.00
Fee	\$350.00	Guarantee No.	SG-08015336

1. Name of Insured: Ladd MacDonald and David Fitzgerald
2. Date of Guarantee: September 24, 2021 at 7:00AM

The assurances referred to on the face page hereof are:

That, according to the Company's property records relative to the following described land:

Parcel 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

Parcel 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No.20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

Beginning at the Northeast Corner of Section 29 Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

- A. The record owner is: DRL Investments, LLC, an Idaho Limited Liability Company
- B. Subject to those exceptions shown on Schedule "B"
- C. That, according to the public records of Washington County, Utah, and the Utah Secretary of State for a period of 10 years immediately prior to the date hereof, there are no Federal Tax Liens, Abstracts of Judgement, or Certificates of State Tax Liens filed or recorded against the herein named parties, other than those for which a release appears and other than those shown on Schedule "B"

No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.

No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

SCHEDULE B
Exceptions

The following is a list of exceptions that effect title to the herein described property:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
9. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
10. Taxes for the current year 2021, which are liens, but not yet due or payable in the estimated amount of \$6.35, under Tax Serial No. AV-1329-B, Account No. 0690399. (For the amount due contact the Washington County Treasurer's Office at #435-634-5711)

(Note: It appears that a partial payment or a credit in the amount of \$9.45 has been applied towards the 2021 taxes. For a current payoff contact the Washington County Treasurer's Office.)

11. Liability to Assessments levied by Washington County for the Southeastern Special Service District for fire protection facilities and services, as disclosed by Resolution No. 668, dated November 10, 1997, recorded November 12, 1997, as Entry No. [582401](#), in Book 1149, at Pages 208-212, Official Washington County Records. (Affects this and other property)
12. Any Afterassessment and/or Rollback of Taxes which may become a lien on said Land by reason of an Annual Application for Assessment and Taxation of Agricultural Lands 1969 Farmland Assessment Act, executed by DRL INV LLC, recorded May 2, 2007, as Doc. No. [20070022387](#), Official Washington County Records.

SCHEDULE B - CONTINUED

13. Subject to a 50 foot Right of Way easement, created by Warranty Deed, recorded June 1, 2005, as Entry No. [948543](#), in Book 1750, at Pages 1086-1087, Official Washington County Records, described as follows: (Affects the North 50 feet and the West 50 feet and other property)

A non-exclusive 50 foot Right-of-Way easement for ingress and egress and public utilities, over the following described property:

Beginning at a point lying South 89°57'16" West, along the Section line, 1981.74 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'16" West, along the section line, 609.97 feet; thence South 0°04'45" East 50.00 feet; thence South 89°58'39" West 2639.81 feet; thence South 0°04'26" East 822.39 feet; thence South 89°55'34" West 50.00 feet to a point on the West boundary line of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and a point on the East right-of-way line of a public street referred to as Rome Way; thence North 0°04'26" West along said Section line 872.43 feet to the Southwest Corner of said Section 20; thence North 89°58'39" East along the Section line, 2639.81 feet to the South Quarter corner of said Section 20; thence North 0°03'18" West, along the Quarter Section line, 50.00 feet; thence North 89°57'16" East 659.97 feet to a point on the West line Parcel 1 described above; thence South 0°03'18" East, along said West line, 50.00 feet to the point of beginning.

14. Subject to the terms and provisions as set forth in Easement, executed by and between DRL INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, as Grantor and PAUL E. JOHNSON, an individual, as Grantee, and rights incidental thereto, recorded April 22, 2010, as Doc. No. [20100013048](#), Official Washington County Records. (Affects the North 50.0 feet and the West 50.0 feet of the North 872.43 feet)

15. Resolution No. 2011-25, dated September 1, 2011, creating the Big Plains Water and Sewer Special Service District, to provide water and sewerage services within said boundaries of the municipality of Apple Valley Town, as recorded October 18, 2011, as Doc. No. [20110031703](#), Official Washington County Records. (Affects this and other property)

Town of Apple Valley, Utah Resolution No. 2019-01, A Resolution Modifying, Limiting, and Revoking the Delegation of Authority to The Big Plains Water and Sewer Special Services District, recorded January 9, 2019, as Doc. No. [20190000956](#), Official Washington County Records.



GUARANTEE

Policy Number SG-08015336

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company GUARANTEES the Assured named in Schedule A, against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A

IN WITNESS WHEREOF, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned on Schedule A by an authorized officer or agent of the Company.

Issued through the Office of:

Terra Title Company
(435) 628-7054
265 West Tabernacle #100
St. George, UT 84770

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

President

Attest

Secretary

Terra Title Company

By:

Authorized Signatory

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortage": mortage, deed of trust, trust deed, or other security instrument.
- (d) "public record": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Exclusions from Coverage of this Guarantee.

The Company assumes no liability for loss or damage by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
- (c) Assurances to title any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, alleys, lanes, ways or waterways in which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) (1) Defects, liens, encumbrances, adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.
- (2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.

3. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case any knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by such failure and then only to the extent of the prejudice.

4. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

5. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:

The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its right under this paragraph, it shall do so diligently.

If the Company elects to exercise its option as stated in Paragraph 5(a) the Company shall have the rights to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.

(b) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

(d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured hereunder shall secure to the Company the right to prosecute or provide defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

6. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within 90 days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized represent of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as many be designated by an authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third pary, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company puersuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for the claim.

7. Options to Pay or Otherwise Settle Claims: Termination of Liability

In case of a claim udner this Guarantee, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amout of Liability or to Purchase the Indebtedness.

The Compnay shall have the option to pay or settle or compromise for or in the name of the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Companyup to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claims has been given to the Company by the Assured the Company offers to purchase the indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has excised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorney's fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the ompany is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligations to the Assured under this Guarantee for the claimed loss of damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5

8. Determination and Extent of Liability

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in the Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2. The liability of the the Company under this Guarantee to the Assured shall not exceed the least of:

(a) the amount of liability stated in Schedule A;

- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to the defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to the matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the Amount of Liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to this Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to: Old Republic National Title Insurance Company, 400 Second Avenue South, Minneapolis, Minnesota 55401, (612)371-1111

TOWN OF APPLE VALLEY**RESOLUTION NO. R-2025-12****A RESOLUTION ADOPTING FISCAL YEAR 2026 ANNUAL BUDGET AND AMENDING FISCAL YEAR 2025 ANNUAL BUDGET**

WHEREAS, the Town of Apple Valley (“Town”) is required to adopt an annual budget for the Town’s funds pursuant to the Uniform Fiscal Procedures Act for Utah Towns (the “Act”); and

WHEREAS, the Town is authorized to amend the annual budget pursuant to the Act; and

WHEREAS, the Town Council has complied with the Act’s provisions by adopting a tentative budget for the Fiscal Year 2026 Annual Budget on May 21, 2025; and

WHEREAS, the Town Council has presented a proposed amendment to the Fiscal Year 2025 Annual Budget; and

WHEREAS, the Town Council held a public hearing on June 18, 2025 to receive comment on the tentative Fiscal Year 2026 Annual Budget and the proposed amendments to the Fiscal Year 2025 Annual Budget; and

WHEREAS, all interested persons in attendance at the public hearing were given an opportunity to be heard; and

NOW, THEREFORE, at a meeting of the legislative body of the Town of Apple Valley, Utah, duly called, noticed and held on the 18th day of June 2025, and upon motion duly made and seconded:

BE IT RESOLVED AS FOLLOWS:

The Fiscal Year 2025 Annual Budget is hereby amended and the Fiscal Year 2026 Annual Budget is hereby adopted as set forth in the attached exhibit. This resolution shall take effect upon passage and posting as required by law.

RESOLVED this 18th day of June 2025.

[Signature Block on Next Page]

TOWN OF APPLE VALLEY
PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

	AYE	NAY	ABSTAIN	ABSENT
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Town of Apple Valley

Budget Hearing - June 18, 2025

Actual as of March
31. Needs updated
for FYE by June 22.

<u>10 GENERAL FUND</u>	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget		
	Actual	Actual	Actual	Original Budget				
REVENUE								
Taxes								
3110 General Property Taxes-Current	136,103	140,189	136,661	160,000	165,412	195,000		
3120 Prior Year's Taxes-Delinquent	5,139	0	8,000	0	0	0		
3130 General Sales and Use Taxes	179,393	173,713	196,000	175,000	158,690	204,325		
3140 Energy and Communication Taxes	25,250	42,108	45,700	40,000	43,961	45,000		
3150 RAP Tax	18,739	17,593	18,500	18,000	13,838	18,000		
3160 Transient Taxes	11,598	14,756	18,000	18,000	17,882	18,000		
3170 Fee in Lieu of Personal Property Taxes	456	0	8,400	0	0	0		
3180 Fuel Tax Refund	0	938	1,000	0	0	0		
3190 Highway/Transit Tax	16831	16,237	17,100	17,100	15,002	17,100		
Total Taxes	393,508	405,534	449,361	428,100	414,785	497,425		
Licenses and Permits								
3210 Business Licenses	7,350	9,191	9,500	10,500	17,852	10,500		
3221 Building Permits-Fee	69,238	46,124	45,000	45,000	20,671	45,000		
3222 Building Permits-Non Surcharge	9,816	6,644	6,750	7,750	6,517	7,750		
3224 Building Permits Surcharge	339	(110.00)	450	450	28	100		
3225 Animal Licenses	420	800	800	800	453	500		
Total Licenses and Permits	87,163	62,649	62,500	64,500	45,521	63,850		
Intergovernmental Revenue								
3342 Fire Dept-State Wildland Grant	0	0	10,000	0	0	0		
3356 Class C" Road Allotment	94,066	107,947	137,000	112,000	88,070	112,000		
3358 Liquor control profits	756	1,037	1100	1100	1485	1100		
3370 State Grants	13237	0	0	0	0	0		
Total Intergovernmental Revenue	108,058	108,984	148,100	113,100	89,555	113,100		
Charges for Services								
3230 Special Event Permit	3500	2,480	4500	1000	8150	1000		
3410 Clerical Services	225	334	400	400	258	400		

Town of Apple Valley**Budget Hearing - June 18, 2025**

Actual as of March
31. Needs updated
for FYE by June 22.

10 GENERAL FUND	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Actual	Original Budget		
3416 Other Interdepartmental Charges	2,010	9039	44,203	60,000	38,000	36,000
3420 Fire Department Contracts	0	0	6000	0	-	0
3431 Zoning and Subdivision Fees	37,218	24,734	20,000	20,000	53,347	20,000
3440.5 Paperless Bill Credit					-2,170	-3,000
3440 Solid Waste	50,917	52,113	61,000	61,000	37,507	51,000
3441 Storm Drainage	42,921	42,274	49,000	49,000	38,314	49,000
3461 GRAMA Requests	0	352	500	100	23	100
3470 Park and Recreation Fees	0	175	100	100	0	100
3481 Sale of Cemetery Lots			310,500	0	0	0
3482 Perpetual Care			129,300	0	0	0
3615 Late Charges/Other Fees	1,740	(1,766)	2,500	1,000	612	1,000
Total Charges for Services	138,531	129,735	628,003	192,600	174,041	155,600
Fines and Forfeitures						
3510 Fines	10,845	5,168	5,000	5,000	5,634	5,000
Total Fines and Forfeitures	10,845	5,168	5,000	5,000	5,634	5,000
Interest						
3610 Interest Earnings	3,308	25,895	42,200	42,200	44,008	45,000
Total Interest	3,308	25,895	42,200	42,200	44,008	45,000
Miscellaneous Revenue						
3640 Sale of Capital Assets	0	0	0	0	0	20000
3690 Sundry Revenue	1734	20,089	5,000	5,000	4,627	5,000
3692 Fire Department Fundraisers	1166	1,500	6,500	0	0	0
3697 Park Department Fundraisers	0	0	800	0	270	0
3801.1 Impact Fees - Fire	19471	5,908	6,800	6,800	3,376	6,800
3801.3 Impact Fees - Roadways	59,034	18,620	24,600	24,600	10,640	24,600
3801.6 Impact Fees - Storm water	32,945	25,280	31,000	31,000	32,090	31,000
3801.7 Impact Fees - Parks, Trails, OS	16,816	5,075	6,600	6,600	2,900	6,600
Total Miscellaneous Revenue	131,165	76,472	81,300	74,000	53,903	94,000

Town of Apple Valley

Budget Hearing - June 18, 2025

Actual as of March
31. Needs updated
for FYE by June 22.

10 GENERAL FUND	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Actual	Original Budget		
Total Revenue:	872,578	814,437	1,416,464	919,500	827,447	973,975
EXPENDITURES						
General Government						
Council						
4111.110 Council/PC Salaries and Wages	16,875	15,050	21,000	13,000	5,862	13,000
4111.130 Council/PC Employee Benefits	1,580	1,419	2,400	1,000	915	1,000
4111.210 Council/PC Travel Reimbursement	0	0	1,500	1,000	0	0
4111.220 Council/PC Training	60	0	1,500	1,000	0	0
4111.610 Council Donations and Discretionary						
Spending	0	0	500	0	0	5,000
Total Council	18,515	16,469	26,900	16,000	6,777	19,000
Administrative						
4141.110 Admin Salaries and Wages	91,048	103,186	99,000	99,000	86,478	161,600
4141.130 Admin Employee Benefits	8,191	14,563	17,100	17,100	15,034	20,000
4141.140 Admin Employee Retirement-GASB 68	3,214	13,273	7,000	7,000	9,121	11,000
4141.210 Admin Dues, Subs & Memberships	4,846	6,826	5,500	8,000	9,788	11,000
4141.220 Admin Public Notices	1,017	42	100	100	60	100
4141.230 Admin Training	420	743	1,500	1,000	640	1,000
4141.240 Admin Office/Administrative Expense	17,802	16,773	8,000	8,000	14,321	15,000
4141.250 Admin Equipment Expenses	6,108	17,941	10,000	10,000	12,713	13,000
4141.260 Admin Building & Ground Maintenance	1,999	5,903	4,500	4,500	7,503	4,500
4141.270 Admin Utilities	5,730	7,238	7,600	7,600	13,698	18,000
4141.280 Admin Telephone and Internet	7,601	7,711	8,100	8,100	3,869	5,000
4141.290 Admin Postage	2,976	2,762	3,700	3,700	2,720	3,700

Town of Apple Valley

Budget Hearing - June 18, 2025

Actual as of March
31. Needs updated
for FYE by June 22.

10 GENERAL FUND	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Actual	Original Budget		
4141.320 Admin Engineering/Professional Fees	29,586	8,133	3,500	3,500	463	1,000
4141.330 Admin Legal	58,165	48,307	50,000	50,000	28,326	40,000
4141.340 Admin Accounting & Auditing	16,824	4,400	29,400	20,000	41,400	40,000
4141.350 Building Fees-Inspector/85% Surcharge	64,548	37,617	30,000	30,000	20,790	27,000
4141.390 Admin Bank Service Charges	3,462	140	200	200	65	200
4141.410 Admin Insurance	6,089	15,526	16,000	16,000	14,773	16,000
4141.490 Admin Travel Reimbursements	438	1402	1,500	1,500	1,830	2,000
4141.500 Admin Weed Abatement	0	0	1,500	1,500	0	0
4141.610 Bad Debt Expense	0	2026	250	250	-20	0
4141.740 Admin Capital Outlay	0	-	0	0	0	0
4170 Elections	2288	0	1,500	1,500	0	1,500
Total Administrative	332,602	314,512	305,950	298,550	283,572	391,600
Total General Government	351,117	330,981	332,850	314,550	290,349	410,600
Public Safety						
Police						
4210.110 Police Salaries & Wages/Contract	13,200	15,000	15,000	15,000	11,763	30,000
4210.130 Police Employee Benefits	0	0	0	0	0	0
4210.230 Police Travel & Mileage	0	0	0	0	0	0
4210.250 Police Expenditures	4763	0	0	0	0	0
4210.470 Police Building Permits	0	0	0	0	0	0
4253.250 Animal Control Supplies	63	0	100	100	0	100
Total Police	18,026	15,000	15,100	15,100	11,763	30,100
Fire						
4220.110 Fire Salaries & Wages	28,181	35,904	67,200	67,200	46,676	94,000
4220.130 Fire Employee Benefits	4,808	2,965	13,600	5,600	3,804	6,000

Town of Apple Valley

Budget Hearing - June 18, 2025

Actual as of March
31. Needs updated
for FYE by June 22.

10 GENERAL FUND	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Actual	Original Budget		
4220.135 Fire Employee Retirement - GASB 68	0	5,920	8,100	8,100	7,984	9,100
4220.140 Fire Contract Wages	0	684	4,500	-	-	-
4220.145 Fire Contract Benefits	0	100	525	-	-	-
4220.150 Fire Contract Expense	0	0	1,500	8,000	2,328	4,000
4220.210 Fire Dues, Subscriptions & Memberships	355	569	600	1,200	1,783	1,800
4220.230 Fire Travel, Mileage & Cell	57	300	600	600	779	600
4220.240 Fire Office Expenses	765	495	500	500	1,833	2,000
4220.250 Fire Equipment Maintenance & Repairs	2514	9,476	11,000	11,000	7,918	8,000
4220.255 Fire Improvements					1,260	-
4220.260 Fire Rent Expense	0	0	-	6,000	6,000	6,000
4220.360 Fire Training	389	3844	13,100	2,100	1,093	2,100
4220.450 Fire Small Equip/Supplies	2026	6,159	15,000	15,000	12,579	15,000
4220.455 EMS Medical Supplies					2,215	3,000
4220.460 Fire Supplies-Fundraisers	514	38	500	500	0	500
4220.465 Fire Gear	1,518	4,275	15,000	23,000	8,610	10,000
4220.480 Fire Mitigation MOU Expenditures	0	0	15,000	15,000	0	15,000
4220.560 Fire Equipment Fuel	1,251	1,826	4,000	4,000	2,187	2,500
4220.610 Fire Principal	12351	11,986	0	0	0	0
4220.620 Fire Interest	1115	(779)	0	0	0	0
4220.740 Fire Capital outlay	27500	17,960	0	0	18,985	40,000
Total Fire	83,344	101,722	170,725	167,800	126,034	219,600
Total Public Safety	101,370	116,722	185,825	182,900	137,797	269,700
Highways and Public Improvements						

Town of Apple Valley**Budget Hearing - June 18, 2025**

Actual as of March
31. Needs updated
for FYE by June 22.

10 GENERAL FUND	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Actual	Original Budget		
Highways						
4410.110 Road Wages and Contract Labor	0	1,225	15,200	15,200	2,285	3,000
4410.130 Road Employee Benefits	0	94	1750	200	174	200
4410.270 Road Flood Damage	0	0	2000	0	0	0
4410.275 Road Improvements					850	0
4410.380 Road Department Services	720	12,570	2500	0	0	0
4410.450 Road Department Supplies	2,181	10,287	45,000	30,000	700	1,000
4410.550 Road Equipment Maintenance	3,029	1,990	2,500	0	0	0
4410.560 Road Equipment Fuel	1,590	1,613	5,000	2,000	0	0
4410.810 Road Principal	42,668	54,409	35,000	36,000	36,000	36,000
4410.820 Road Interest	30,686	29,433	28,150	27,275	27,243	27,275
4415.110 Public Works Wages and Contract Labor	0	8,654	30,300	30,300	50,645	105,000
4415.130 Public Works Employee Benefits	0	731	9400	0	5369	15000
4415.140 Public Works Employee Retirement - GASB						
68	0	0	8100	0	4521	9500
4415.320 Public Works Engineering/Professional Fees	0	107	0	0	0	0
4415.450 Public Works Supplies	3825	3,524	6,000	6,000	6,534	6,000
4415.550 Public Works Equipment Maintenance	1,806	2,376	3,000	3,000	4,052	3,000
4415.560 Public Works Equipment fuel	-25	711	2,000	2,000	3,225	2,000
4415.570 Public Works Travel Reimbursement	0	562	500	500	0	500
4415.610 Public Works Storm Drainage	0	3,301	5,000	2,000	0	0
4415.615 Storm Drainage Improvements					5,806	0
4415.710 Public Works Principal	14920	15,479	0	0	0	0
4415.720 Public Works Interest	1140	581	0	0	0	0
4415.740 Public Works Capital Outlay	0	11000	9,000	0	13,000	0
Total Highways	102,540	158,647	210,400	154,475	160,404	208,475
Sanitation						
4420.460 Solid Waste Service	54,200	48,954	60,000	60,000	38,308	51,000
Total Sanitation	54,200	48,954	60,000	60,000	38,308	51,000

Town of Apple Valley

Budget Hearing - June 18, 2025

Actual as of March
31. Needs updated
for FYE by June 22.

10 GENERAL FUND	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Actual	Original Budget		
Total Highways and Public Improvements	156,741	207,601	270,400	214,475	198,712	259,475
Parks, Recreation, and Public Property						
Parks						
4540.110 Park/Rec Wages and Contract Labor	2785	5,845	5,100	2,000	2,506	2,000
4540.130 Park/Rec Employee Benefits	3	447	600	0	191	200
4540.250 Park/Rec Department Expenses	128	927	1000	1000	679	1000
4540.460 Park/Rec Community Events Supplies	297	2561	4000	4000	1285	4000
4540.740 Parks Capital Outlay	4586	0	0	0	0	0
4540.745 Park Improvements					1,641	0
Total Parks	7,799	9,780	10,700	7,000	6,302	7,200
Total Parks, Recreation, and Public Property	7,799	9,780	10,700	7,000	6,302	7,200
Transfers						
4804 Transfer to Fund Balance	0	0	92,889	131,575	186,823	20,000
4805 Transfer to Capital Projects	0	0	265,000	0	0	
4807 Transfer to Assigned Balance - Fire Impact Fees	0	0	6,800	6,800	-16,869	-35,200
4809 Transfer to Assigned Balance - Roadway Impact						
Fees						
4810 Transfer to Assigned Balance - Storm Water Imp	0	0	24,600	24,600	9,790	24,600
Fees						
4811 Transfer to Assigned Balance - Parks & Rec Fees	0	0	6,600	6,600	1,259	6,600
4812 Transfer to Assigned Balance - Perpetual Care	0	0	129,300	0	0	

net of revenue and
expenditures

Town of Apple Valley

Budget Hearing - June 18, 2025

Actual as of March
31. Needs updated
for FYE by June 22.

10 GENERAL FUND	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Actual	Original Budget		
4813 Transfer to Assigned Balance - Cemetery Funds	0	0	60,500	0		
Total Transfers	0	0	616,689	200,575	194,287	47,000
Total Expenditures:	617,026	665,084	1,416,464	919,500	827,447	973,975
Total Change In Net Position	255,552	149,353	0	0	0	0

41 CAPITAL PROJECTS FUND	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Proposed	Original Budget		
Revenue:						
Intergovernmental Revenue						
3340 Grant Revenues-General	0	0	3,320,000			
3341 Grant Revenues-Fire	0	0	410,000			
Total Intergovernmental Revenue	0	0	3,730,000	-	-	-
Interest						

Town of Apple Valley**Budget Hearing - June 18, 2025**

Actual as of March
31. Needs updated
for FYE by June 22.

10 GENERAL FUND	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Actual	Original Budget		
3610 Interest earnings	0	0	-		-	
Total Interest	0	0	-	-	-	
Miscellaneous Revenue						
3675 Fire Capital Proceeds	0	0				
Total Miscellaneous Revenue	0	0	-	-	-	
Transfers & Contributions						
3810 General Fund Transfer	0	0	540,000			
Total Txfrs & Contributions	0	0	540,000		-	
Total Revenue:	0	0	4,270,000		-	
Expenditures:						
Miscellaneous						
4141.740 Capital Outlay expenses	0	27,160	-		50,622	
4220.740 Fire Capital Outlay	0	8,277	450,000		150	
4410.740 Road Capital outlay	0	0	1,050,000			
4415.740 Public Works Capital Outlay	990		2,520,000			
4590.470 Cemetery Capital Outlay	741		250,000			
Total Miscellaneous	0	37,168	4,270,000		50,772	
Total Expenditures:	0	37,168	4,270,000		50,772	

Town of Apple Valley

Budget Hearing - June 18, 2025

Actual as of March
31. Needs updated
for FYE by June 22.

<u>10 GENERAL FUND</u>	2022	2023	2024	FY 2025	FY 2025 Budget Amendment to Actual	FY 2026 Tentative Budget
	Actual	Actual	Actual	Original Budget		
Total Change In Net Position	0	(37,168)	 	-	(50,772)	

Town of Apple Valley

Item 9.

Agenda Item Report

Meeting Date: June 18, 2025

Prepared By: Jenna Vizcardo, Town Recorder

Subject: Adjustment to Residential Plan Review Fee & Pre-Payment Requirement

Overview

Following input from Shums Coda and review of surrounding jurisdictions, it has been identified that Apple Valley's current residential plan review fee of 25% is below the regional standard of 40%. The town's commercial fee of 65% remains in line with other communities.

Proposal

1. Increase Residential Plan Review Fee

- From 25% to 40% of the building permit fee
- Aligns with standard practices in Washington County and Washington City

2. Implement Pre-Payment Requirement

- Require plan review fees to be paid before accepting building permit applications
- Supports compliance with state code and improves application processing

Recommendation

Staff requests Council direction to:

- Draft an updated fee schedule reflecting the revised residential rate
- Prepare policy language for pre-payment enforcement

TOWN OF APPLE VALLEY
RESOLUTION R-2025-10

A RESOLUTION AMENDING THE TOWN FEE SCHEDULE TO INCLUDE UPDATED PLAN REVIEW FEES AND A PRE-PAYMENT POLICY

WHEREAS, the Town of Apple Valley (“Town”) has adopted a fee schedule related to various fees imposed by the Town; and,

WHEREAS, the Town of Apple Valley recognizes the need to recover administrative costs associated with the review of building plans; and,

WHEREAS, surrounding jurisdictions commonly assess a plan review fee of 40% for residential projects and 65% for commercial projects; and,

WHEREAS, Apple Valley’s current residential plan review fee of 25% is below regional standards; and,

WHEREAS, requiring pre-payment of plan review fees ensures timely processing and compliance with state practices; and,

WHEREAS, the Town Council of the Town of Apple Valley held a public hearing on June 18, 2025; and,

WHEREAS, at a meeting of the Town Council of the Town of Apple Valley, Utah, duly called, noticed, and held on the 18th day of June 2025, a motion to amend the fee schedule was proposed, seconded, and accepted by majority vote;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Apple Valley that the Town Fee Schedule is hereby amended to include the following changes related to plan review fees:

1. The residential plan review fee shall be adjusted from 25% to 40% of the calculated building permit fee.
2. The commercial plan review fee shall remain at 65% of the calculated building permit fee.
3. All plan review fees shall be paid in full prior to the acceptance of a building permit application.
4. Applications submitted without full payment of plan review fees shall be deemed incomplete and not accepted for processing.

BE IT FURTHER ORDAINED that this policy shall take effect immediately upon adoption and be incorporated into the Town’s official fee schedule.

PASSED this 18th day of June, 2025. This resolution shall be in full force and effect from the date of passage.

TOWN OF APPLE VALLEY

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Recorder

AYE NAY ABSENT ABSTAIN

Mayor | Michael Farrar

Council Member | Kevin Sair

Council Member | Annie Spendlove

Council Member | Scott Taylor

Council Member | Richard Palmer



FEE SCHEDULE

(Adopted on March 12, 2025 **Proposal on June 18, 2025**)

Administrative Fees

Government Records Access Management Act (GRAMA) Request: To be determined on an individual basis per UCA 63-2-203

Photocopies:	8 1/2 x 11 single or double sided on town paper	\$0.25
	11 x 17 single or double sided on town paper	\$0.50
	Land Use (Zoning Ordinance)	\$22.00
	Subdivision Ordinance	\$9.00
	General Plan	\$8.00
	Standards and Specifications	\$25.00
	Maps 24" x 36"	\$40.00
	Maps 11" x 17"	\$5.00
	Copies on CDs	\$5.00
Paperless Billing Credit:		(\$1.50)
Returned check fee: (Utah Code Title 7 Section 15)		\$25.00
Apple Valley Fire Department Facility:		
	Training Room	\$50.00
	One Bay (Fire Dept Approval)	\$75.00
	Two Bays (Fire Dept Approval)	\$150.00
	Refundable Deposit.	\$100.00

Park Reservation

Parks are a first come, first serve basis only	
Pavilion Rental 1/2 Day	\$25
Full Day	\$50
Refundable Cleaning Deposit	\$150

Credit Card Processing Fees

Payments over \$200.00 made with a credit or debit card are subject to an additional 3% processing fee. This applies to transactions other than monthly utility charges. There is no fee for payments made with cash or check.

Special fees or exceptions to payment may be granted by the Town Council for local non-profit organizations or civic functions specific to Apple Valley depending on scheduling conflicts, etc. Additional fees may be charged if there are special needs; i.e. AV equipment, change in room setup or large groups, function is after hours requiring staff to be available, etc.

Professional Fees

Engineering/Legal/Administrative Fees: **\$Actual Cost**



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Business Licenses

Alcohol License

	<u>Initial</u>	<u>Renewal</u>
Class A Retail License (Off Premises)	\$300.00	\$300.00
Class B Retail License (On Premises)	\$1000.00	\$500.00
Class C Retail License (Draft)	\$1250.00	\$750.00
Class D Special Events License	\$200.00	N/A
Class D Special Events Permit Application	\$125.00	N/A
Class D Special Events Permit Change Fee	\$25.00	N/A
Class E Arena/Facility License	\$800.00	\$400.00
Class F Brewpub and Microbrewery License	\$300.00	\$150.00
Temporary License	\$200.00	N/A
Government Owned Facility License	\$400.00	\$200.00

Business License

Short Term Rental License:	\$300.00
Fire Inspection Fee:	\$150.00
Code Inspection Fee:	\$150.00
Total:	\$600.00

Commercial:	\$250.00
Cabins, Tiny Homes, RV Park, Lodges, Etc.:	
1 unit	\$300.00
2-5 units	\$500.00
6-10 units	\$800.00
11-20 units	\$1,200.00
21-50 units	\$1,500.00
50+ units	\$2,000.00
Additional Use, Commercial:	\$50.00 each use

Home-Based:	
Non-Impact	\$0.00
Impact	\$150.00
Local Licensed Non-Profit Organizations:	\$0.00
Single Event License:	\$200.00
Dog Kennel License: Non-Commercial:	\$50.00
Fire Inspection Fee	\$150.00
Code Inspection Fee	\$150.00
Business License Late fee:	\$25.00 per month or portion of month



Item 9.

Special Events Permit

Application Fee (attendance under 100)	\$200/day
Application Fee (attendance 101 - 400)	\$500/day
Application Fee (attendance 401 - 999)	\$800/day
Application Fee (attendance over 999)	\$1,200/day
Drone License Fee:	\$250/day
Drone Violation Fee:	\$1,000 per violation
Non-Asphalt Road Access Fee:	\$250/day
Dust Violation Fee:	\$2,000/day
Sub-License Fee (vendors)	\$25
Event Impact Fee (Public Works, Fire, Police, and Emergency Services)	\$750/day
Encroachment Permit	\$200

Animal Control

Dog License: (1-year license Expires Dec 31)

Spayed/Neutered:	\$10.00
Functional:	\$20.00

Late fee of 25% after February 15.

Solid Waste

Monthly Fee	\$14.30 (As of January 1, 2025)
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Storm Drainage

Residential	\$10/month
Commercial	\$35/month

Signs

Free Standing Sign	\$100.00
Monument	\$100.00
Temporary Sign	N/A
Wall Sign	N/A
Sign Review Board	\$100.00

Zoning

Annexation	\$2,200
Conditional Use Permit (CUP)	\$800
Easement Abandonment	\$800
Encroachment Permit	\$700+ \$10.00 per square foot, \$500.00 non-compliance
General Plan Amendment	\$Acreage fee

Less than 5 Acres: \$3,000
5 - 9 Acres: \$5,000
10 - 39 Acres: \$7,000
40 - 99 Acres: \$15,000
100 - 199 Acres: \$25,000
200 - 499 Acres: \$35,000



500 Acres and Over: \$40,000

Zone Change \$Application Fee + Acreage fee (Per Lot Being Changed)

Commercial & Industrial: \$4,000 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

Agricultural: \$1,000 plus \$40 per acre for the first 100 acres;
\$20 per acre for the second 100 acres; \$10 per acre for each acre over 200 acres

Residential: \$2000 plus \$200 per acre for the first 100 acres;
\$150 per acre for the second 100 acres; \$100 per acre for each acre over 200 acres
All Other Zones: \$1,000 plus \$40 per acre or portion thereof over one acre

Development Review Fees

(Planning/Zoning/Administrative) **\$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment (Lot Line Adjustments)**

Home Occupation Permit	\$10 Reprint
Lot Split	\$800 per new lot
Non-Compliant Lot Split	\$900 per new lot
Lot Line Adjustments	\$800 per application
Planning Staff Review (PSR)	\$75/Hr (1 Hour Minimum)
Site Plan Review (*SPR)	\$750 + Actual Cost

(* An SPR is used for commercial, industrial, and institutional developments; exceptions are public schools and minor additions to an existing development)

Engineering/Legal/Admin Fees Actual Cost

Planned Developments and Development Agreement Fees

Initial Fee	\$500 + Actual Legal & Engineering Cost of Services
Revisions/Amendments	\$Actual Legal & Engineering Cost of Services
Road Dedications	\$750

Subdivisions and Other Projects

Construction Plan and Review Fee

Application Fee	\$1,500
2 & 3 Lots	\$1,000.00
4-9 Lots	\$300 /lot
10 + Lots	\$500 /lot
Preliminary Plat	\$5,000 + 100/per lot
Final Plat (subdivision, town homes, roads, etc.)	\$3,000 +\$300/per lot

Development Review Fees

(Planning/Zoning/Administrative) **\$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment (Lot Line Adjustments)**

Amendments

Preliminary Plat	\$2,700
Final Plat	\$1,200 + \$10.00 per lot



Public Improvement Inspection Fee

2% of Public Works Improvement Construction Costs

Board of Appeals

Variance Application
Appeal Hearing

**\$550.00
\$550.00**

Building Permits

Pools/Solar/Other

\$375.00

Building Permit

Based on Valuation (see table below)

State Building Permit Surcharge

1% of Building Permit Fee

Plan Review

Residential: ~~25~~ 40% of Permit Fee

Plan Review

Commercial: 65% of Permit Fee

Pre-Payment Requirement

Plan review fees must be paid in full prior to acceptance of a building permit application. Applications will not be accepted or processed until payment is received.

Special Inspection

\$125

Re-Inspection Fee

\$125

Building Permit Issued After-The-Fact

Double Permit Fee

Grading & Grubbing Plan Review

See Table A-33-A of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING

Grading & Grubbing Permit

See Table A-33-B of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING

TOTAL VALUATION

Fee

Valuation = Square Feet x

Current ICC Building Valuation

\$23.50

\$1 to \$500

\$501 to \$2,000

\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000

\$2,001 to \$25,000

\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000

\$25,001 to \$50,000

\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000

\$50,001 to \$100,000

\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000



\$100,001 to 500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,000 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof

Refunds

No refunds will be issued for preliminary or final plat application fees, in accordance with Utah state law.

Where applicant voluntarily withdraws the application other than preliminary and final plat applications, the following refunds will apply:

Application accepted; no further work done	75% of total filing fee
Notification of hearing	50% of total filing fee
Planning Staff Review (PSR) meeting or written comments from department received.	25% of total filing fee
Staff Report completed	No Refund
Public hearing held	No Refund
Staff error resulting in mandatory withdrawal	100% refund

Cemetery

		RESIDENT	NON RESIDENT
LOT FEES			
	Full Lot	600	1,500
	Half Lot	450	1,350
	Half Lot - Infant	100	500
BURIAL FEES			
	Weekday-Adult	500	700
	Weekday-Cremation	300	400
	Weekday-Infant	0	500
	Weekend-Adult	750	950
	Weekend-Cremation	350	450
	Weekend-Infant	250	350
	Holiday-Adult	750	950
	Holiday-Cremation	350	450
	Holiday-Infant	350	450
	Double Depth Burial-1 st Open	Double the Standard Fee	Double the Standard Fee
PERPETUAL CARE (non-refundable)			
	Full Lot	300	300
	Full Lot – Upright	450	450
	Half Lot	100	100



Item 9.

Half Lot - Upright	250	250
OTHER SERVICES		
Disinterment-Adult	1200	1200
Disinterment-Infant/Cremation	600	600
Disinterment-Double Depth	Double the Standard Fee	Double the Standard Fee
Late Notice/Late Arrival	200	200
Funeral/Graveside Services Beginning after 3:00 pm	600	600
Certificate Fee	25	25
Transfer Fee	40	40
Memorial Tree	\$100 Min	\$100 Min
*50% Discount for Veterans and Individuals who have served on Town Council, Planning Commission, Big Plains Water District, and Fire Department (Volunteer)		

APPLE VALLEY
ORDINANCE O-2025-22

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “12.02.080 Building Permit Fees” of the Apple Valley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

12.02.080 Building Permit Fees

~~Building permit, plan review, and investigation fees shall be assessed in accordance with the fee schedule adopted by the town council.~~

- A. The Town shall collect building permit fees in accordance with the current fee schedule adopted by resolution of the Town Council.
- B. Building permit fees shall be based on the total valuation of the proposed construction and calculated using the most recent version of the Building Valuation Data Table published by the International Code Council, or a comparable standard as determined by the Building Official.
- C. Plan review fees shall be assessed as a percentage of the building permit fee, as adopted in the fee schedule by the Town Council. The plan review fee is intended to cover the cost of reviewing construction documents and other application materials for compliance with adopted codes and ordinances.
- D. Plan review fees must be paid in full prior to the acceptance of a building permit application. No application shall be accepted or processed until the required plan review fee has been received by the Town.
- E. Additional fees may be charged for re-inspections, expedited reviews, or third-party plan reviews, as outlined in the fee schedule.
- F. A state surcharge shall be added to each building permit, in the amount required by Utah Code § 15A-1-209, or its successor statute.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from June 18, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

Town of Apple Valley
Disbursement Listing
SBSU Operating - 04/01/2025 to 04/30/2025

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Google LLC	G04012025	04/01/2025	\$295.73			Purchasing
Superior Technical Solutions LLC	STS0422025	04/02/2025	\$684.50			Purchasing
Farrar, CPA	6123	04/03/2025	\$1,125.00			Purchasing
James R Weeks	6124	04/03/2025	\$687.50			Purchasing
Rebecca Dockstader	6125	04/03/2025	\$205.20			Purchasing
Revco Leasing	6126	04/03/2025	\$302.51			Purchasing
South Central Communications	6127	04/03/2025	\$513.65			Purchasing
Stanley Steamer	6128	04/03/2025	\$375.00			Purchasing
State of Utah-Dept of Commerce	6129	04/03/2025	\$34.20			Purchasing
Town of Apple Valley	6130	04/03/2025	\$150.84			Purchasing
Town of Colorado City	6131	04/03/2025	\$1,164.00			Purchasing
Washington County Sheriff's Office	6132	04/03/2025	\$3,750.00			Purchasing
Chase Paymentech	CP04032025	04/03/2025	\$356.62			Purchasing
Chase Paymentech	JP04032025	04/03/2025		04/03/2025	\$354.62	Purchasing
Chase Paymentech	JPMC04032025	04/03/2025	\$218.90			Purchasing
Payroll	0404251200	04/04/2025	\$7,872.60			Paycheck
Basic American Supply	BAS04042025	04/04/2025	\$18.23			Purchasing
Internal Revenue Service	EFTPS0404202	04/04/2025	\$1,839.14			Payroll
Utah Retirement Systems	URS04042025	04/04/2025	\$1,730.95			Payroll
Amazon Capital Services	6133	04/07/2025	\$630.64			Purchasing
Big Plains Water SSD	6134	04/07/2025	\$43,864.19			Purchasing
Laws, Richard and Heather	6135	04/07/2025	\$1,526.50			Purchasing
Utah League of Cities & Towns	6136	04/07/2025	\$812.31			Purchasing
Buck's Ace Hardware	6137	04/07/2025	\$68.98			Purchasing
Amazon.com	A472025	04/07/2025	\$46.99			Purchasing
XPress Bill Pay	XBP472025	04/07/2025	\$388.85			Purchasing
H&K Hoole & King L.C. Law Offices	6138	04/08/2025	\$40.85			Purchasing
Henry Schein	6139	04/08/2025	\$390.69			Purchasing
Sea Western Fire Fighting Equipment	6140	04/08/2025	\$130.03			Purchasing
State Bank of Southern Utah	SBSU6080	04/08/2025	\$25.00			Purchasing
Rebecca Dockstader	6141	04/09/2025	\$124.80			Purchasing
State of Utah	6142	04/09/2025	\$25.00			Purchasing
Otter AI Inc.	OAI04092025	04/09/2025	\$480.00			Purchasing
Blackburn Propane Inc.	6143	04/15/2025	\$75.00			Purchasing
Buck's Ace Hardware	6144	04/15/2025	\$14.37			Purchasing
Hinton Burdick CPAs and Advisors	6145	04/15/2025	\$5,841.34			Purchasing
Northrock	6146	04/15/2025		04/15/2025	\$150.00	Purchasing
Rebecca Dockstader	6147	04/15/2025	\$120.00			Purchasing
Sea Western Fire Fighting Equipment	6148	04/15/2025	\$443.72			Purchasing
Western Pest Control	6149	04/15/2025	\$1,056.47			Purchasing
Turner Auto & Towing	6150	04/15/2025	\$337.00			Purchasing
Rocky Mountain Power	RMP04162025	04/16/2025	\$362.57			Purchasing
Payroll	0418251200	04/18/2025	\$9,553.82			Paycheck
Hammon, Brigham	6155	04/18/2025	\$73.88			Paycheck
Mortensen, David	6156	04/18/2025	\$50.79			Paycheck
Robertson, Robert Allen	6157	04/18/2025	\$87.73			Paycheck
Internal Revenue Service	EFTPS4182025	04/18/2025	\$2,268.31			Payroll
USPS	USPS4182025	04/18/2025	\$219.00			Purchasing
Zoom Video Communications Inc.	Z4182025	04/18/2025	\$15.99			Purchasing
Buck's Ace Hardware	6155	04/21/2025	\$129.97			Purchasing
Department of Workforce Services	DWS042125	04/21/2025	\$755.50			Purchasing
NFPA	NFPA04212025	04/21/2025	\$225.00			Purchasing
NFPA	NFPA4212025	04/21/2025	\$116.99			Purchasing
Tax1099.com	Tax4212025	04/21/2025	\$4.99			Purchasing
Tax1099.com	TAX4212025	04/21/2025	\$4.99			Purchasing
Utah Retirement Systems	URS04212025	04/21/2025	\$1,854.63			Payroll
Utah State Tax Commission	USTC4212025	04/21/2025	\$1,890.28			Payroll
Rocky Mountain Power	6151	04/24/2025	\$3,096.00			Purchasing
Rebecca Dockstader	6152	04/24/2025	\$75.00			Purchasing
Washington County Solid Waste	6153	04/24/2025	\$5,513.32			Purchasing
Sunrise Engineering Inc.	6154	04/24/2025	\$700.00			Purchasing
Reddin Black Equipment Services LLC	RB04252025	04/25/2025	\$150,000.00			Purchasing
State Bank of Southern Utah	SBSU04252025	04/25/2025	\$20.00			Purchasing
State Bank of Southern Utah	SBSU04252025	04/25/2025		04/25/2025	\$25.00	Purchasing
Barlow, Ruth E Jessop	6159	04/28/2025	\$83.03			Purchasing
Fralish, Lee W	6160	04/30/2025		04/30/2025	\$46.17	Paycheck
			\$254,869.09		\$575.79	

Town of Apple Valley
Disbursement Listing
SBSU Fire - 04/01/2025 to 04/30/2025

Item 11.

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
BuyFireTruckParts.com	BFTP04032025	04/03/2025	\$325.54			Purchasing
Walmart	W472025	04/07/2025	\$72.08			Purchasing
State Bank of Southern Utah	SBSU6080	04/08/2025	\$25.00			Purchasing
Maverik	M4112025	04/11/2025	\$100.00			Purchasing
Interwest Rebuilders, Inc.	IWB4162025	04/16/2025	\$365.00			Purchasing
Northrock	NR04162025	04/16/2025	\$150.00			Purchasing
Blue Agave	BA4212025	04/21/2025	\$40.48			Purchasing
Apparel Bus	AB4242025	04/24/2025	\$422.62			Purchasing
NFPA	NFPA4242025	04/24/2025		04/24/2025	\$225.00	Purchasing
Rush Truck Center	RTC04282025	04/28/2025	\$1,247.25			Purchasing
Home Depot	HD04302025	04/30/2025	\$160.97			Purchasing
			\$2,908.94		\$225.00	

**Town of Apple Valley
Disbursement Listing
SBSU Operating - 05/01/2025 to 05/31/2025**

Item 11.

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Payroll	0502251200	05/02/2025	\$10,820.18			Paycheck
Fralish, Lee W	6160	05/02/2025	\$46.17			Paycheck
Amazon.com	A05012025	05/02/2025	\$69.14			Purchasing
Internal Revenue Service	EFTPS522025	05/02/2025	\$2,227.91			Payroll
Google LLC	G05022025	05/02/2025	\$336.00			Purchasing
Home Depot	HD05022025	05/02/2025	\$65.15			Purchasing
Superior Technical Solutions LLC	STS05022025	05/02/2025	\$684.50			Purchasing
Utah Retirement Systems	URS522025	05/02/2025	\$1,945.68			Payroll
Chase Paymentech	CP05052025	05/05/2025	\$318.93			Purchasing
Chase Paymentech	CP5052025	05/05/2025	\$18.28			Purchasing
USPS	USPS05052025	05/05/2025	\$219.00			Purchasing
XPress Bill Pay	XBP05072025	05/05/2025	\$371.04			Purchasing
Blackburn Propane Inc.	6161	05/07/2025	\$424.45			Purchasing
Farrar, CPA	6162	05/07/2025	\$2,062.50			Purchasing
James R Weeks	6163	05/07/2025	\$712.50			Purchasing
Jocelyn Communications & Computers	6164	05/07/2025	\$708.00			Purchasing
Oddball Inc.	6165	05/07/2025	\$2,300.00			Purchasing
Rebecca Dockstader	6166	05/07/2025	\$75.00			Purchasing
Shums Coda	6167	05/07/2025	\$2,217.50			Purchasing
South Central Communications	6168	05/07/2025	\$513.65			Purchasing
Sunrise Engineering Inc.	6169	05/07/2025	\$400.00			Purchasing
Town of Apple Valley	6170	05/07/2025	\$564.32			Purchasing
Buck's Ace Hardware	6171	05/07/2025	\$25.97			Purchasing
Revco Leasing	6172	05/07/2025	\$302.51			Purchasing
Amazon.com	6173	05/07/2025	\$185.71			Purchasing
Basic American Supply	BAS05072025	05/07/2025	\$2.99			Purchasing
FirePro	6174	05/08/2025	\$483.70			Purchasing
Jenkins Oil Company Inc.	6175	05/08/2025	\$2,268.14			Purchasing
Amazon.com	A05082025	05/08/2025	\$94.99			Purchasing
Rebecca Dockstader	6176	05/09/2025	\$79.80			Purchasing
Utah Valley University	6177	05/09/2025	\$98.00			Purchasing
Internal Revenue Service	EFTPS0512202	05/12/2025	\$35.20			Payroll
Stotz Equipment	S05122025	05/13/2025	\$54.64			Purchasing
Amazon.com	A05122025	05/14/2025	\$58.49			Purchasing
Amazon.com	A05142025	05/14/2025	\$85.00			Purchasing
Home Depot	HD05142025	05/14/2025	\$15.98			Purchasing
Home Depot	HD5142025	05/14/2025	\$699.41			Purchasing
Home Depot	HD51425	05/14/2025	\$183.97			Purchasing
Amazon.com	A5152025	05/15/2025	\$10.27			Purchasing
Rocky Mountain Power	RMP05152025	05/15/2025	\$310.67			Purchasing
State Bank of Southern Utah	SBSU5152025	05/15/2025	\$6.00			Purchasing
Payroll	0516251200	05/16/2025	\$10,430.69			Paycheck
H&K Hoole & King L.C. Law Offices	6178	05/16/2025	\$7,646.50			Purchasing
Rebecca Dockstader	6179	05/16/2025	\$79.80			Purchasing
SSA Technology	6180	05/16/2025	\$3,691.42			Purchasing
Internal Revenue Service	EFTPS5162025	05/16/2025	\$2,210.73			Payroll
Utah Retirement Systems	URS05162025	05/16/2025	\$1,943.65			Payroll
CivicPlus LLC	6181	05/19/2025	\$1,341.27			Purchasing
Amazon.com	A05192025	05/19/2025	\$43.69			Purchasing
Amazon.com	A5192025	05/19/2025	\$64.97			Purchasing
Amazon.com	A5192025	05/19/2025	\$100.46			Purchasing
Amazon.com	A5192025	05/19/2025	\$114.13			Purchasing
Zoom Video Communications Inc.	Z05192025	05/19/2025	\$15.99			Purchasing
Big Plains Water SSD	6182	05/21/2025	\$41,103.73			Purchasing
Buck's Ace Hardware	6183	05/21/2025	\$283.02			Purchasing
Red Desert Detail	6184	05/21/2025	\$150.00			Purchasing
Shumway Exploration	6185	05/21/2025	\$923.00			Purchasing
Washington County Solid Waste	6186	05/21/2025	\$5,540.28			Purchasing
Renda, Lisa R	6187	05/21/2025	\$139.25			Purchasing
Amazon.com	A5212025	05/21/2025	\$226.32			Purchasing
The Pulse	TP5212025	05/21/2025		05/21/2025	\$70.00	Purchasing
Buck's Ace Hardware	6188	05/22/2025	\$22.97			Purchasing
Home Depot	HD05272025	05/27/2025	\$44.94			Purchasing
Amazon return		05/29/2025	(\$8.99)			JE: 844
Amazon Return for desk extender		05/29/2025	(\$43.69)			JE: 845
Tink's Napa Superior Auto Parts	6190	05/29/2025	\$64.70			Purchasing
Vance, Heather and Jon	6191	05/29/2025	\$235.09			Purchasing
Rebecca Dockstader	6192	05/29/2025	\$140.40			Purchasing
Shums Coda	6193	05/29/2025	\$4,557.50			Purchasing
Payroll	0530251200	05/30/2025	\$11,137.87			Paycheck
Fralish, Lee W	6189	05/30/2025	\$46.17			Paycheck
Internal Revenue Service	EFTPS0530202	05/30/2025	\$2,385.12			Payroll
Utah Retirement Systems	URS05292025	05/30/2025	\$1,933.15			Payroll
			\$128,665.47			\$70.00

Town of Apple Valley
Disbursement Listing
SBSU Fire - 05/01/2025 to 05/31/2025

Item 11.

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Alta fuel	AF05012025	05/01/2025	\$135.05			Purchasing
SafeWay	SW05012025	05/01/2025	\$10.08			Purchasing
Walmart	W05012025	05/01/2025	\$130.82			Purchasing
Lowe's	L05022025	05/02/2025	\$27.52			Purchasing
Maverik	M05022025	05/02/2025	\$77.13			Purchasing
Travel Plaza	TP05022025	05/02/2025	\$130.39			Purchasing
United Airlines	UA05022025	05/02/2025	\$362.98			Purchasing
Buck's Ace Hardware	BA05052025	05/05/2025	\$118.93			Purchasing
Sparkz Small Engine Repair	SSER552025	05/05/2025	\$288.19			Purchasing
Blue Agave	BA05232025	05/21/2025	\$35.22			Purchasing
Buck's Ace Hardware	BA5212025	05/21/2025	\$110.95			Purchasing
Fire Penny	FP5212025	05/21/2025	\$169.95			Purchasing
The Pulse	TH05212025	05/21/2025	\$70.00			Purchasing
Walgreens	W05212025	05/21/2025	\$96.05			Purchasing
Zion Custom Containers	ZCC5222025	05/22/2025	\$549.25			Purchasing
Ticker Car Wash-Hildale	TCW5292025	05/29/2025	\$8.33			Purchasing
			\$2,320.84		\$0.00	

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2024 to 04/30/2025
83.33% of the fiscal year has expired

Item 12.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General Property Taxes-Current	159,105.38	2,210.75	167,622.52	160,000.00	104.76%
3130 General Sales and Use Taxes	153,591.56	15,699.17	174,389.46	175,000.00	99.65%
3140 Energy and Communication Taxes	36,212.97	4,886.76	48,848.05	40,000.00	122.12%
3150 RAP Tax	12,673.69	1,439.08	15,276.59	18,000.00	84.87%
3160 Transient Taxes	14,294.43	1,431.03	19,312.90	18,000.00	107.29%
3180 Fuel Tax Refund	3.08	0.00	0.00	0.00	0.00%
3190 Highway/Transit Tax	15,065.84	1,474.49	16,476.23	17,100.00	96.35%
Total Taxes	390,946.95	27,141.28	441,925.75	428,100.00	103.23%
Licenses and permits					
3210 Business Licenses	8,563.50	1,463.76	19,315.76	10,500.00	183.96%
3221 Building Permits-Fee	50,863.71	1,241.32	21,912.68	45,000.00	48.69%
3222 Building Permits-Non Surcharge	10,343.17	310.32	6,827.48	7,750.00	88.10%
3224 Building Permits Surcharge	131.91	1.86	29.98	450.00	6.66%
3225 Animal Licenses	765.00	50.00	503.11	800.00	62.89%
Total Licenses and permits	70,667.29	3,067.26	48,589.01	64,500.00	75.33%
Intergovernmental revenue					
3356 Class "C" Road Allotment	101,291.79	18,900.36	106,970.59	112,000.00	95.51%
3358 Liquor Control Profits	843.40	0.00	1,484.69	1,100.00	134.97%
Total Intergovernmental revenue	102,135.19	18,900.36	108,455.28	113,100.00	95.89%
Charges for services					
3230 Special Event Permit	600.00	0.00	8,150.00	1,000.00	815.00%
3410 Clerical Services	80.54	0.00	258.09	400.00	64.52%
3416 Other Interdepartmental Charges	18,770.87	3,000.00	41,000.00	60,000.00	68.33%
3431 Zoning and Subdivision Fees	53,955.00	750.00	54,097.70	20,000.00	270.49%
3440 Solid Waste	51,204.01	5,590.02	43,096.52	61,000.00	70.65%
3440.5 Paperless Bill Credit	0.00	(387.00)	(2,556.92)	0.00	0.00%
3441 Storm Drainage	41,788.12	4,334.43	42,648.47	49,000.00	87.04%
3461 GRAMA Requests	115.00	0.00	22.62	100.00	22.62%
3470 Park and Recreation Fees	0.00	0.00	0.00	100.00	0.00%
3615 Late Charges/Other Fees	1,073.18	748.16	1,360.14	1,000.00	136.01%
Total Charges for services	167,586.72	14,035.61	188,076.62	192,600.00	97.65%
Fines and forfeitures					
3510 Fines	3,160.83	366.67	6,001.15	5,000.00	120.02%
Total Fines and forfeitures	3,160.83	366.67	6,001.15	5,000.00	120.02%
Interest					
3610 Interest Earnings	42,978.05	4,644.40	48,652.33	42,200.00	115.29%
Total Interest	42,978.05	4,644.40	48,652.33	42,200.00	115.29%
Miscellaneous revenue					
3640 Sale of Capital Assets	7,500.00	0.00	0.00	0.00	0.00%
3690 Sundry Revenue	5,101.78	1,368.00	5,995.35	5,000.00	119.91%
3692 Fire Department Fundraisers/Donations	290.00	0.00	0.00	0.00	0.00%
3697 Park Department Fundraisers	0.00	0.00	270.00	0.00	0.00%
3801.1 Impact fees - Fire	26,592.00	0.00	3,376.00	6,800.00	49.65%
3801.3 Impact fees - Roadways	89,480.00	0.00	10,640.00	24,600.00	43.25%
3801.6 Impact fees - Storm Water	93,802.80	0.00	32,090.00	31,000.00	103.52%
3801.7 Impact fees - Parks, Trails, OS	21,920.00	0.00	2,900.00	6,600.00	43.94%
Total Miscellaneous revenue	244,686.58	1,368.00	55,271.35	74,000.00	74.69%
Total Revenue:	1,022,161.61	69,523.58	896,971.49	919,500.00	97.55%
Expenditures:					
General government					
Council					
4111.110 Council/PC Salaries and Wages	12,326.47	475.00	6,336.98	13,000.00	48.75%
4111.130 Council/PC Employee benefits	1,009.93	76.81	992.29	1,000.00	99.23%
4111.210 Council/PC Travel Reimbursement	0.00	0.00	0.00	1,000.00	0.00%
4111.220 Council/PC Training	45.00	0.00	0.00	1,000.00	0.00%
4111.610 Council Donations and Discretionary Spending	100.00	0.00	0.00	0.00	0.00%
Total Council	13,481.40	551.81	7,329.27	16,000.00	45.81%
Administrative					
4141.110 Admin Salaries and Wages	80,031.37	9,591.51	96,069.05	99,000.00	97.04%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2024 to 04/30/2025
83.33% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4141.130 Admin Employee Benefits	11,943.80	2,245.28	17,279.54	17,100.00	101.05%
4141.140 Admin Employee Retirement - GASB 68	5,689.92	1,027.03	10,147.70	7,000.00	144.97%
4141.210 Admin Dues, Subs & Memberships	8,337.86	1,292.31	11,080.42	8,000.00	138.51%
4141.220 Admin Public Notices	33.80	0.00	59.58	100.00	59.58%
4141.230 Admin Training	468.10	0.00	639.89	1,000.00	63.99%
4141.240 Admin Office/Administrative Expense	14,336.76	1,321.45	15,642.52	8,000.00	195.53%
4141.250 Admin Equipment Expenses	15,340.19	1,003.00	13,715.73	10,000.00	137.16%
4141.260 Admin Building & Ground Maintenance	9,398.33	2,079.83	9,584.38	4,500.00	212.99%
4141.270 Admin Utilities	5,250.13	588.41	14,286.01	7,600.00	187.97%
4141.280 Admin Telephone and Internet	4,482.26	513.65	4,382.34	8,100.00	54.10%
4141.290 Admin Postage	2,817.65	219.00	2,939.36	3,700.00	79.44%
4141.320 Admin Engineering Fees	4,465.25	700.00	1,162.70	3,500.00	33.22%
4141.330 Admin Legal Fees	33,900.65	8,374.85	36,700.79	50,000.00	73.40%
4141.340 Admin Accounting & Auditing	20,268.75	(8,875.00)	32,525.00	20,000.00	162.63%
4141.350 Admin Building/Zoning/Planning Fees	23,791.75	0.00	20,790.08	30,000.00	69.30%
4141.390 Admin Bank Service Charges	25.00	95.00	160.00	200.00	80.00%
4141.410 Admin Insurance	14,837.36	0.00	14,772.81	16,000.00	92.33%
4141.490 Admin Travel Reimbursements	820.21	116.90	1,946.98	1,500.00	129.80%
4141.500 Admin Weed Abatement	508.00	0.00	0.00	1,500.00	0.00%
4141.610 Bad Debt Expense	15.98	0.00	(20.00)	250.00	-8.00%
4141.740 Admin Capital Outlay	2,657.57	0.00	0.00	0.00	0.00%
4170 Elections	2,607.75	0.00	0.00	1,500.00	0.00%
Total Administrative	262,028.44	20,293.22	303,864.88	298,550.00	101.78%
Total General government	275,509.84	20,845.03	311,194.15	314,550.00	98.93%

Public safety**Police**

4210.110 Police Salaries & Wages/Contract	11,250.00	0.00	11,763.16	15,000.00	78.42%
4253.250 Animal Control Supplies	0.00	0.00	0.00	100.00	0.00%
Total Police	11,250.00	0.00	11,763.16	15,100.00	77.90%

Fire

4220.110 Fire Salaries & Wages	44,629.69	5,705.40	52,381.50	67,200.00	77.95%
4220.130 Fire Employee Benefits	3,825.97	2,243.75	6,047.33	5,600.00	107.99%
4220.135 Fire Employee Retirement - GASB 68	7,057.56	868.14	8,852.30	8,100.00	109.29%
4220.150 Fire Contract Expense	0.00	1,164.00	3,492.00	8,000.00	43.65%
4220.210 Fire Dues, Subscriptions & Memberships	1,426.57	341.99	2,124.74	1,200.00	177.06%
4220.230 Fire Travel, Mileage & Cell	500.00	50.00	828.99	600.00	138.17%
4220.240 Fire Office & Other Expenses	2,585.61	696.15	2,528.89	500.00	505.78%
4220.250 Fire Equipment Maintenance & Repairs	14,062.36	152,404.82	160,322.34	11,000.00	1,457.48%
4220.255 Fire Improvements	0.00	0.00	1,260.00	0.00	0.00%
4220.260 Fire Rent Expense	3,000.00	0.00	6,000.00	6,000.00	100.00%
4220.360 Fire Training	734.83	0.00	1,093.04	2,100.00	52.05%
4220.450 Fire Small Equip/Supplies	17,655.36	443.72	13,023.08	15,000.00	86.82%
4220.455 EMS Medical Supplies	0.00	0.00	2,214.68	0.00	0.00%
4220.460 Fire Supplies-Fundraisers	130.59	0.00	0.00	500.00	0.00%
4220.465 Fire Gear	17,632.22	0.00	8,610.08	23,000.00	37.44%
4220.480 Fire Mitigation MOU Expenditures	20,000.00	0.00	0.00	15,000.00	0.00%
4220.560 Fire Equipment Fuel	5,924.95	100.00	2,287.34	4,000.00	57.18%
4220.740 Fire Capital Outlay	0.00	3,096.00	22,081.25	0.00	0.00%
Total Fire	139,165.71	167,113.97	293,147.56	167,800.00	174.70%

Total Public safety**Highways and public improvements****Highways**

4410.110 Road Wages and Contract Labor	2,534.00	292.00	2,576.50	15,200.00	16.95%
4410.130 Road Employee Benefits	194.57	22.18	196.39	200.00	98.20%
4410.275 Road Improvements	0.00	0.00	850.00	0.00	0.00%
4410.450 Road Department Supplies	8,275.87	129.97	829.85	30,000.00	2.77%
4410.560 Road Equipment Fuel	1,421.61	0.00	0.00	2,000.00	0.00%
4410.810 Road Principal	35,000.00	0.00	36,000.00	36,000.00	100.00%
4410.820 Road Interest	28,121.65	0.00	27,243.41	27,275.00	99.88%
4415.110 Public Works Wages and Contract Labor	30,998.63	5,648.50	56,293.50	30,300.00	185.79%
4415.130 Public Works Employee Benefits	2,394.37	784.89	6,154.18	0.00	0.00%
4415.140 Public Works Employee Retirement - GASB 68	1,676.51	910.18	5,431.67	0.00	0.00%
4415.450 Public Works Supplies	17,164.44	37.98	6,572.45	6,000.00	109.54%
4415.550 Public Works Equipment Maintenance	12,374.10	0.00	4,051.80	3,000.00	135.06%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2024 to 04/30/2025
83.33% of the fiscal year has expired

Item 12.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4415.560 Public Works Equipment Fuel	5,347.23	0.00	3,225.03	2,000.00	161.25%
4415.570 Public Works Travel, Mileage, Cell	673.17	0.00	0.00	500.00	0.00%
4415.610 Public Works Storm Drainage	1,314.55	0.00	0.00	2,000.00	0.00%
4415.615 Storm Drainage Improvements	20,428.51	0.00	5,805.60	0.00	0.00%
4415.740 Public Works Capital Outlay	3,044.50	0.00	13,000.00	0.00	0.00%
Total Highways	170,963.71	7,825.70	168,230.38	154,475.00	108.90%
Sanitation					
4420.460 Solid Waste Service	51,412.35	0.00	38,308.38	60,000.00	63.85%
Total Sanitation	51,412.35	0.00	38,308.38	60,000.00	63.85%
Total Highways and public improvements	222,376.06	7,825.70	206,538.76	214,475.00	96.30%
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	2,599.82	397.50	2,903.00	2,000.00	145.15%
4540.130 Park/Rec Employee Benefits	199.69	30.20	221.35	0.00	0.00%
4540.250 Park/Rec Department Expenses	277.57	0.00	678.59	1,000.00	67.86%
4540.460 Park/Rec Community Events Supplies	1,991.48	0.00	1,304.74	4,000.00	32.62%
4540.745 Park Improvements	0.00	0.00	1,641.07	0.00	0.00%
Total Parks	5,068.56	427.70	6,748.75	7,000.00	96.41%
Total Parks, recreation, and public property	5,068.56	427.70	6,748.75	7,000.00	96.41%
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	131,575.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	6,800.00	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	24,600.00	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	31,000.00	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,600.00	0.00%
Total Transfers	0.00	0.00	0.00	200,575.00	0.00%
Total Expenditures:	653,370.17	196,212.40	829,392.38	919,500.00	90.20%
Total Change In Net Position	368,791.44	(126,688.82)	67,579.11	0.00	0.00%
Income or Expense					
Income from Operations:					
Operating income					
3375 Lease Revenue	0.00	0.00	5.00	0.00	0.00%
Total Operating income	0.00	0.00	5.00	0.00	0.00%
Total Income from Operations:	0.00	0.00	5.00	0.00	0.00%
Total Income or Expense	0.00	0.00	5.00	0.00	0.00%

Town of Apple Valley
Operational Budget Report
41 Capital Projects Fund - 07/01/2024 to 04/30/2025
83.33% of the fiscal year has expired

Item 12.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Expenditures:					
General government					
Administrative					
4141.740 Capital Outlay Expenses	32,832.03	0.00	50,622.30	0.00	0.00%
Total Administrative	32,832.03	0.00	50,622.30	0.00	0.00%
Total General government	32,832.03	0.00	50,622.30	0.00	0.00%
Public safety					
Fire					
4220.740 Fire Capital Outlay	0.00	150.00	150.00	0.00	0.00%
Total Fire	0.00	150.00	150.00	0.00	0.00%
Total Public safety	0.00	150.00	150.00	0.00	0.00%
Highways and public improvements					
Highways					
4415.740 Public Works Capital Outlay	560.00	0.00	0.00	0.00	0.00%
Total Highways	560.00	0.00	0.00	0.00	0.00%
Total Highways and public improvements	560.00	0.00	0.00	0.00	0.00%
Parks, recreation, and public property					
Cemetery					
4590.470 Cemetery Capital Outlay	2,448.40	0.00	0.00	0.00	0.00%
Total Cemetery	2,448.40	0.00	0.00	0.00	0.00%
Total Parks, recreation, and public property	2,448.40	0.00	0.00	0.00	0.00%
Total Expenditures:	35,840.43	150.00	50,772.30	0.00	0.00%
Total Change In Net Position	(35,840.43)	(150.00)	(50,772.30)	0.00	0.00%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2024 to 05/31/2025
91.67% of the fiscal year has expired

Item 12.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General Property Taxes-Current	161,111.03	5,034.59	172,657.11	160,000.00	107.91%
3130 General Sales and Use Taxes	169,992.01	21,522.62	195,912.08	175,000.00	111.95%
3140 Energy and Communication Taxes	39,635.23	3,667.06	52,515.11	40,000.00	131.29%
3150 RAP Tax	14,227.16	1,505.19	16,781.78	18,000.00	93.23%
3160 Transient Taxes	16,945.15	2,580.97	21,893.87	18,000.00	121.63%
3180 Fuel Tax Refund	3.08	0.00	0.00	0.00	0.00%
3190 Highway/Transit Tax	16,607.56	2,028.26	18,504.49	17,100.00	108.21%
Total Taxes	418,521.22	36,338.69	478,264.44	428,100.00	111.72%
Licenses and permits					
3210 Business Licenses	10,163.50	600.00	19,915.76	10,500.00	189.67%
3221 Building Permits-Fee	58,812.10	5,945.47	27,858.15	45,000.00	61.91%
3222 Building Permits-Non Surcharge	12,330.27	2,222.55	9,050.03	7,750.00	116.77%
3224 Building Permits Surcharge	143.83	7.54	37.52	450.00	8.34%
3225 Animal Licenses	765.00	40.00	543.11	800.00	67.89%
Total Licenses and permits	82,214.70	8,815.56	57,404.57	64,500.00	89.00%
Intergovernmental revenue					
3356 Class "C" Road Allotment	122,334.84	23,796.27	130,766.86	112,000.00	116.76%
3358 Liquor Control Profits	843.40	0.00	1,484.69	1,100.00	134.97%
Total Intergovernmental revenue	123,178.24	23,796.27	132,251.55	113,100.00	116.93%
Charges for services					
3230 Special Event Permit	600.00	0.00	8,150.00	1,000.00	815.00%
3410 Clerical Services	106.32	14.06	272.15	400.00	68.04%
3416 Other Interdepartmental Charges	18,770.87	3,000.00	44,000.00	60,000.00	73.33%
3431 Zoning and Subdivision Fees	54,220.50	1,969.52	56,067.22	20,000.00	280.34%
3440 Solid Waste	56,463.16	5,605.60	48,702.12	61,000.00	79.84%
3440.5 Paperless Bill Credit	0.00	(400.50)	(2,957.42)	0.00	0.00%
3441 Storm Drainage	45,994.10	4,346.63	46,995.10	49,000.00	95.91%
3461 GRAMA Requests	115.00	0.00	22.62	100.00	22.62%
3470 Park and Recreation Fees	0.00	0.00	0.00	100.00	0.00%
3615 Late Charges/Other Fees	1,342.55	(650.23)	133.91	1,000.00	13.39%
Total Charges for services	177,612.50	13,885.08	201,385.70	192,600.00	104.56%
Fines and forfeitures					
3510 Fines	3,523.95	1,383.72	7,384.87	5,000.00	147.70%
Total Fines and forfeitures	3,523.95	1,383.72	7,384.87	5,000.00	147.70%
Interest					
3610 Interest Earnings	48,237.98	0.00	48,652.33	42,200.00	115.29%
Total Interest	48,237.98	0.00	48,652.33	42,200.00	115.29%
Miscellaneous revenue					
3640 Sale of Capital Assets	7,500.00	0.00	0.00	0.00	0.00%
3690 Sundry Revenue	6,001.05	204.96	6,200.31	5,000.00	124.01%
3692 Fire Department Fundraisers/Donations	290.00	0.00	0.00	0.00	0.00%
3697 Park Department Fundraisers	0.00	0.00	270.00	0.00	0.00%
3801.1 Impact fees - Fire	29,124.00	20,540.00	23,916.00	6,800.00	351.71%
3801.3 Impact fees - Roadways	97,460.00	2,660.00	13,300.00	24,600.00	54.07%
3801.6 Impact fees - Storm Water	101,738.72	22,321.40	54,411.40	31,000.00	175.52%
3801.7 Impact fees - Parks, Trails, OS	24,095.00	725.00	3,625.00	6,600.00	54.92%
Total Miscellaneous revenue	266,208.77	46,451.36	101,722.71	74,000.00	137.46%
Total Revenue:	1,119,497.36	130,670.68	1,027,066.17	919,500.00	111.70%
Expenditures:					
General government					
Council					
4111.110 Council/PC Salaries and Wages	13,302.47	325.00	6,661.98	13,000.00	51.25%
4111.130 Council/PC Employee benefits	1,084.61	35.70	1,027.99	1,000.00	102.80%
4111.210 Council/PC Travel Reimbursement	0.00	0.00	0.00	1,000.00	0.00%
4111.220 Council/PC Training	45.00	0.00	0.00	1,000.00	0.00%
4111.610 Council Donations and Discretionary Spending	100.00	0.00	0.00	0.00	0.00%
Total Council	14,532.08	360.70	7,689.97	16,000.00	48.06%
Administrative					
4141.110 Admin Salaries and Wages	87,486.81	10,208.56	106,277.61	99,000.00	107.35%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2024 to 05/31/2025
91.67% of the fiscal year has expired

Item 12.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4141.130 Admin Employee Benefits	13,244.88	3,389.55	20,669.09	17,100.00	120.87%
4141.140 Admin Employee Retirement - GASB 68	6,596.60	1,066.39	11,214.09	7,000.00	160.20%
4141.210 Admin Dues, Subs & Memberships	9,137.86	1,341.27	12,421.69	8,000.00	155.27%
4141.220 Admin Public Notices	33.80	0.00	59.58	100.00	59.58%
4141.230 Admin Training	468.10	0.00	639.89	1,000.00	63.99%
4141.240 Admin Office/Administrative Expense	15,823.22	2,368.35	18,010.87	8,000.00	225.14%
4141.250 Admin Equipment Expenses	16,731.46	4,678.43	18,394.16	10,000.00	183.94%
4141.260 Admin Building & Ground Maintenance	13,060.34	2,251.56	11,835.94	4,500.00	263.02%
4141.270 Admin Utilities	5,957.15	1,299.44	15,585.45	7,600.00	205.07%
4141.280 Admin Telephone and Internet	4,932.14	513.65	4,895.99	8,100.00	60.44%
4141.290 Admin Postage	2,817.65	219.00	3,158.36	3,700.00	85.36%
4141.320 Admin Engineering Fees	4,667.75	400.00	1,562.70	3,500.00	44.65%
4141.330 Admin Legal Fees	34,675.65	712.50	37,413.29	50,000.00	74.83%
4141.340 Admin Accounting & Auditing	21,318.75	2,062.50	34,587.50	20,000.00	172.94%
4141.350 Admin Building/Zoning/Planning Fees	26,856.75	7,111.00	27,901.08	30,000.00	93.00%
4141.390 Admin Bank Service Charges	25.00	(25.00)	135.00	200.00	67.50%
4141.410 Admin Insurance	14,837.36	0.00	14,772.81	16,000.00	92.33%
4141.490 Admin Travel Reimbursements	922.39	279.15	2,226.13	1,500.00	148.41%
4141.500 Admin Weed Abatement	508.00	0.00	0.00	1,500.00	0.00%
4141.610 Bad Debt Expense	15.98	0.00	(20.00)	250.00	-8.00%
4141.740 Admin Capital Outlay	2,657.57	0.00	0.00	0.00	0.00%
4170 Elections	2,607.75	0.00	0.00	1,500.00	0.00%
Total Administrative	285,382.96	37,876.35	341,741.23	298,550.00	114.47%
Total General government	299,915.04	38,237.05	349,431.20	314,550.00	111.09%
Public safety					
Police					
4210.110 Police Salaries & Wages/Contract	11,250.00	0.00	11,763.16	15,000.00	78.42%
4253.250 Animal Control Supplies	0.00	0.00	0.00	100.00	0.00%
Total Police	11,250.00	0.00	11,763.16	15,100.00	77.90%
Fire					
4220.110 Fire Salaries & Wages	48,460.06	4,902.74	57,284.24	67,200.00	85.24%
4220.130 Fire Employee Benefits	4,118.99	759.37	6,806.70	5,600.00	121.55%
4220.135 Fire Employee Retirement - GASB 68	7,696.09	868.14	9,720.44	8,100.00	120.01%
4220.150 Fire Contract Expense	0.00	0.00	3,492.00	8,000.00	43.65%
4220.210 Fire Dues, Subscriptions & Memberships	1,426.57	0.00	2,124.74	1,200.00	177.06%
4220.230 Fire Travel, Mileage & Cell	550.00	896.45	1,725.44	600.00	287.57%
4220.240 Fire Office & Other Expenses	2,631.34	105.22	2,634.11	500.00	526.82%
4220.250 Fire Equipment Maintenance & Repairs	15,568.75	1,165.72	161,488.06	11,000.00	1,468.07%
4220.255 Fire Improvements	0.00	0.00	1,260.00	0.00	0.00%
4220.260 Fire Rent Expense	3,000.00	0.00	6,000.00	6,000.00	100.00%
4220.360 Fire Training	734.83	98.00	1,191.04	2,100.00	56.72%
4220.450 Fire Small Equip/Supplies	18,802.81	214.98	13,238.06	15,000.00	88.25%
4220.455 EMS Medical Supplies	0.00	0.00	2,214.68	0.00	0.00%
4220.460 Fire Supplies-Fundraisers	130.59	0.00	0.00	500.00	0.00%
4220.465 Fire Gear	18,207.22	0.00	8,610.08	23,000.00	37.44%
4220.480 Fire Mitigation MOU Expenditures	20,000.00	0.00	0.00	15,000.00	0.00%
4220.560 Fire Equipment Fuel	5,924.95	646.86	2,934.20	4,000.00	73.36%
4220.740 Fire Capital Outlay	0.00	0.00	22,081.25	0.00	0.00%
Total Fire	147,252.20	9,657.48	302,805.04	167,800.00	180.46%
Total Public safety	158,502.20	9,657.48	314,568.20	182,900.00	171.99%
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	2,634.00	627.50	3,204.00	15,200.00	21.08%
4410.130 Road Employee Benefits	202.22	47.67	244.06	200.00	122.03%
4410.275 Road Improvements	0.00	0.00	850.00	0.00	0.00%
4410.450 Road Department Supplies	8,275.87	125.98	955.83	30,000.00	3.19%
4410.560 Road Equipment Fuel	1,421.61	0.00	0.00	2,000.00	0.00%
4410.810 Road Principal	35,000.00	0.00	36,000.00	36,000.00	100.00%
4410.820 Road Interest	28,121.65	0.00	27,243.41	27,275.00	99.88%
4415.110 Public Works Wages and Contract Labor	31,800.63	5,513.50	61,807.00	30,300.00	203.98%
4415.130 Public Works Employee Benefits	2,455.73	1,465.05	7,619.23	0.00	0.00%
4415.140 Public Works Employee Retirement - GASB 68	1,676.51	965.32	6,396.99	0.00	0.00%
4415.450 Public Works Supplies	17,249.90	43.32	6,615.77	6,000.00	110.26%
4415.550 Public Works Equipment Maintenance	13,029.38	200.34	4,252.14	3,000.00	141.74%

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4415.560 Public Works Equipment Fuel	5,347.23	1,142.26	4,367.29	2,000.00	218.36%
4415.570 Public Works Travel, Mileage, Cell	673.17	0.00	0.00	500.00	0.00%
4415.610 Public Works Storm Drainage	1,314.55	0.00	0.00	2,000.00	0.00%
4415.615 Storm Drainage Improvements	20,428.51	0.00	5,805.60	0.00	0.00%
4415.740 Public Works Capital Outlay	3,044.50	0.00	13,000.00	0.00	0.00%
Total Highways	172,675.46	10,130.94	178,361.32	154,475.00	115.46%
Sanitation					
4420.460 Solid Waste Service	51,412.35	5,540.28	43,848.66	60,000.00	73.08%
Total Sanitation	51,412.35	5,540.28	43,848.66	60,000.00	73.08%
Total Highways and public improvements	224,087.81	15,671.22	222,209.98	214,475.00	103.61%
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	2,698.82	360.50	3,263.50	2,000.00	163.18%
4540.130 Park/Rec Employee Benefits	207.26	27.40	248.75	0.00	0.00%
4540.250 Park/Rec Department Expenses	321.69	0.00	678.59	1,000.00	67.86%
4540.460 Park/Rec Community Events Supplies	1,991.48	0.00	1,304.74	4,000.00	32.62%
4540.745 Park Improvements	0.00	0.00	1,641.07	0.00	0.00%
Total Parks	5,219.25	387.90	7,136.65	7,000.00	101.95%
Total Parks, recreation, and public property	5,219.25	387.90	7,136.65	7,000.00	101.95%
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	131,575.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	6,800.00	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	24,600.00	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	31,000.00	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,600.00	0.00%
Total Transfers	0.00	0.00	0.00	200,575.00	0.00%
Total Expenditures:	687,724.30	63,953.65	893,346.03	919,500.00	97.16%
Total Change In Net Position	431,773.06	66,717.03	133,720.14	0.00	0.00%
Income or Expense					
Income from Operations:					
Operating income					
3375 Lease Revenue	0.00	0.00	5.00	0.00	0.00%
Total Operating income	0.00	0.00	5.00	0.00	0.00%
Total Income from Operations:	0.00	0.00	5.00	0.00	0.00%
Total Income or Expense	0.00	0.00	5.00	0.00	0.00%

Town of Apple Valley
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41 Capital Projects Fund - 07/01/2024 to 05/31/2025
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	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Expenditures:					
General government					
Administrative					
4141.740 Capital Outlay Expenses	32,832.03	2,300.00	52,922.30	0.00	0.00%
Total Administrative	32,832.03	2,300.00	52,922.30	0.00	0.00%
Total General government	32,832.03	2,300.00	52,922.30	0.00	0.00%
Public safety					
Fire					
4220.740 Fire Capital Outlay	0.00	0.00	150.00	0.00	0.00%
Total Fire	0.00	0.00	150.00	0.00	0.00%
Total Public safety	0.00	0.00	150.00	0.00	0.00%
Highways and public improvements					
Highways					
4415.740 Public Works Capital Outlay	560.00	0.00	0.00	0.00	0.00%
Total Highways	560.00	0.00	0.00	0.00	0.00%
Total Highways and public improvements	560.00	0.00	0.00	0.00	0.00%
Parks, recreation, and public property					
Cemetery					
4590.470 Cemetery Capital Outlay	2,448.40	0.00	0.00	0.00	0.00%
Total Cemetery	2,448.40	0.00	0.00	0.00	0.00%
Total Parks, recreation, and public property	2,448.40	0.00	0.00	0.00	0.00%
Total Expenditures:	35,840.43	2,300.00	53,072.30	0.00	0.00%
Total Change In Net Position	(35,840.43)	(2,300.00)	(53,072.30)	0.00	0.00%



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley

Wednesday, May 21, 2025 at 6:00 PM

MINUTES

At the May 21, 2025 Town Council meeting, Mayor Michael Farrar called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited, followed by a prayer offered by Council Member Kevin Sair.

Roll Call was taken, and the following were present:

Mayor Michael Farrar

Council Member Kevin Sair

Council Member Scott Taylor

Council Member Richard Palmer

Council Member Annie Spendlove (arrived at 6:02 PM and declared no conflict of interest at 6:05 PM)

DECLARATION OF CONFLICTS OF INTEREST

None declared.

MAYOR'S TOWN UPDATE

During the May 21, 2025 Town Council Meeting, Mayor Michael Farrar provided a comprehensive update on the town's water infrastructure and administrative changes. He reported that the pipeline project is nearly complete, with all construction and testing finished. The only outstanding items are the installation of two electrical components and a utility pole by Rocky Mountain Power. If delays continue, the town is prepared to use an emergency generator to ensure water delivery. Water is expected to flow to residents by mid-to-late June.

The mayor addressed public concerns regarding future golf course development and potential pesticide use, assuring residents that no development is imminent and the town will rigorously monitor environmental safety. He emphasized the commitment to protecting the town's water quality through strict oversight and ongoing state testing.

Mayor Farrar also shared that the town now operates with a balanced budget and has approximately \$500,000 in savings. Efficiencies have been implemented in operations and accounting, resulting in improved financial stability and reduced waste.

A key announcement was the decision to dissolve the Big Plains Special Service District and transfer its responsibilities directly to the Town of Apple Valley. This change aims to streamline operations, reduce administrative costs, and better protect the town's water system by clearly defining service boundaries. The transition, already initiated with the Lieutenant Governor's office, will include a 30-day notice, public hearing, and a final council vote. The mayor assured residents there will be no disruption to water service or billing, and the water operator will continue in their role as a town employee.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Council Member Kevin Sair reported that the town's spring weed spraying efforts were completed, with costs significantly reduced compared to the previous year—approximately one-fifth of last year's expenses. He praised the efficiency of the subcontractor handling the work and encouraged residents to report any remaining problem areas.

Mayor Michael Farrar followed with an update on road maintenance projects. He announced that he is working on a plan to resurface every street in Apple Valley with new slurry seal and striping to protect the roads from further damage. He acknowledged the historical lack of maintenance, particularly in Cedar Point, and stated that

previous administrations avoided the cost, but the current council is committed to addressing it. He also indicated that funding may be available to apply chip seal to unpaved roads in town, excluding areas already assigned to developers like Gooseberry. Streets mentioned for improvement include Golden Delicious, Mount Zion, and others near the well. The total cost for the roadwork is expected to be around \$400,000.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

Mayor Farrar opened the public comments.

No public comments.

Mayor Farrar closed the public comments.

PUBLIC HEARING

1. Discussion and hearing for \$50,000 grant funding request to the Community Impact Board (CIB), \$50,000 match from the Town. Request is for a new / revised Impact Fee Facilities Plan to address growth related adjustments. Updates may include revisions in the following areas: Fire / EMS, Public Safety, Storm Drainage, Roads, Public Works, and Parks and Recreation.

Mayor Farrar opened the hearing.

During the public hearing segment of the May 21, 2025 Town Council Meeting, Mayor Michael Farrar introduced a grant funding proposal for a new or revised Impact Fee Facilities Plan. The proposal involves a \$50,000 grant request from the Community Impact Board (CIB), with a \$50,000 matching contribution from the Town, bringing the total project budget to \$100,000.

Mayor Farrar explained that the purpose of the project is to update the town's impact fee studies, which are required by law to be conducted by a qualified engineering firm. These studies help determine appropriate fees charged to new development to support infrastructure expansion.

The revised plan will address growth-related adjustments and may include updates for several infrastructure categories: fire and EMS services, public safety, storm drainage, roads, public works, and parks and recreation. The mayor clarified that this public hearing was required as part of the grant application process.

The public hearing was formally opened, but no public comments were received. Mayor Farrar then closed the hearing, noting that it would be reopened if needed during the discussion and action portion of the meeting.

2. Ordinance O-2025-19: Amend Title 5.09.030 Special Events - Permit Required.

Mayor Farrar opened the hearing.

No public comments.

Mayor Farrar closed the hearing.

DISCUSSION AND ACTION

3. CIB Grant Application: Discussion and hearing for \$50,000 grant funding request to the Community Impact Board (CIB), \$50,000 match from the Town. Request is for a new / revised Impact Fee Facilities Plan to address growth related adjustments. Updates may include revisions in the following areas: Fire / EMS, Public Safety, Storm Drainage, Roads, Public Works, and Parks and Recreation.

During the public hearing on May 21, 2025, the Apple Valley Town Council discussed a proposal to apply for a \$50,000 grant from the Community Impact Board (CIB), matched by \$50,000 from the Town's impact fee account, to fund a new or revised Impact Fee Facilities Plan. The purpose of the plan is to update the Town's approach to collecting and utilizing impact fees in a legally compliant and growth-oriented manner. The plan will include analysis and potential revisions related to fire and EMS, public safety, storm drainage, roads, public works, and parks and recreation. Sunrise Engineering will conduct the study, which is required by law to determine appropriate impact fee amounts through professional analysis rather than estimation.

Mayor Farrar explained that this is a 50/50 grant with no repayment required. The Town's \$50,000 contribution will come from its existing impact fee fund, meaning there will be no new taxes, loans, or financial burden on current residents. Impact fees are charged to new development and are not applied retroactively to existing property owners. The mayor noted that current impact fees average about \$4,000 per home based on one acre lot size but could increase to \$15,000 in the future based on infrastructure demands identified in the study. These fees are intended to finance projects like a new town building, park improvements, road sealing, and fire station upgrades—costs associated with anticipated growth rather than current usage.

The hearing was opened and later reopened during the discussion to allow for public comment. Resident John McNamara raised concerns about construction traffic in Cedar Point and asked whether alternate routes could be used to preserve road quality. Mayor Farrar explained that public roads cannot be restricted and the alternate entrance is designated for emergency use only. He shared that a Master Transportation Plan is in development to address long-term infrastructure planning and reduce congestion.

Additional discussion addressed the fairness of impact fee structures. Some council members questioned why fees were based on acreage rather than house size. Council members acknowledged these concerns and agreed that the new study would help reassess and modernize the fee system. It was also clarified that impact fees can only be used for new infrastructure directly related to growth, not for maintenance or unrelated capital expenses.

The council supported moving forward with the grant application, emphasizing that it will improve transparency, ensure legal compliance, and prepare the town for responsible future growth without financially impacting current residents.

Mayor Farrar commented that if the funding offered by the CIB were in the form of a loan rather than a grant, the Town would have to decline, as it does not have the budget capacity to take on additional debt for this project. Accepting a loan would create unnecessary financial strain, which the Town is committed to avoiding.

MOTION: Council Member Taylor moved that we approve the submittal of the CIB Grant Application: Discussion and hearing for \$50,000 grant funding request to the Community Impact Board (CIB), \$50,000 match from the Town. Request is for a new / revised Impact Fee Facilities Plan to address growth related adjustments. Updates may include revisions in the following areas: Fire / EMS, Public Safety, Storm Drainage, Roads, Public Works, and Parks and Recreation.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Mayor Farrar noted the Town's need for ambulances and EMTs.

4. Ordinance O-2025-19: Amend Title 5.09.030 Special Events - Permit Required.

Mayor Farrar introduced the proposed amendment to the special events permit ordinance, explaining that it would exempt town-sponsored events from requiring a special event license. He gave examples such as community garden events or town-hosted gatherings with refreshments. Council Member Spendlove asked whether events like family reunions would be exempt, and the mayor confirmed that exemptions for private property events are already included in the ordinance language.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-19: Amend Title 5.09.030 Special Events - Permit Required.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

5. Resolution R-2025-08: Adoption of the Tentative FY 2026 Budget and Setting a Public Hearing on the FY 2026 Annual Budget for June 18, 2025.

During the May 21, 2025 Town Council meeting, Mayor Farrar presented Resolution R-2025-08, introducing the tentative FY 2026 budget and setting a public hearing for June 18, 2025 to adopt the final budget. He reported that the Town remained financially healthy despite a tighter budget this year, due in part to additional staffing—such as a new public works employee, converting a position to full-time, hiring a receptionist, and budgeting for a part-time firefighter.

Council Member Spendlove noted the difference in total expenditures from the previous year, and Mayor Farrar affirmed that while the budget had tightened, the Town continued to operate efficiently. He commented that the staff is budget-conscious, describing them humorously as "extremely cheap," and praised their ability to manage public funds responsibly. He highlighted visible improvements throughout town, including roadwork, infrastructure, and emergency services, indicating that residents are seeing tangible results from their tax contributions.

Council Member Sair mentioned that a broken bulletin board had been repaired and acknowledged the active presence of Public Works staff, who have been clearing bar ditches for residents and managing other maintenance tasks. The mayor added that thistle spraying efforts were also underway.

Mayor Farrar reviewed projected revenues, which were estimated at approximately \$973,000, and discussed how the budget was structured to reflect responsible spending. He included a \$5,000 expenditure line for council use in supporting projects like the community garden. He also stated that attorney fees were currently well-controlled, though one ongoing lawsuit from a resident remained unresolved. The appeal process could result in legal costs ranging between \$25,000 and \$50,000 annually over the next three years, as the case is no longer covered by insurance.

The council engaged in general discussion about the budget, with no major objections raised. Mayor Farrar concluded by emphasizing the need for a balanced budget by the end of the fiscal year and stated that a final version would be presented at the next council meeting.

MOTION: Council Member Sair motioned we approve Resolution R-2025-08: Adoption of the Tentative FY 2026 Budget and Setting a Public Hearing on the FY 2026 Annual Budget for June 18, 2025.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
 Council Member Sair - Aye
 Mayor Farrar - Aye
 Council Member Spendlove - Aye
 Council Member Palmer - Aye

The vote was unanimous and the motion carried.

6. Resolution R-2025-09 Amend Cash Receipting And Deposit Policy.

Mayor Farrar presented Resolution R-2025-09 to update the Town's cash receipting and deposit policy. He explained the changes were housekeeping measures to reflect current practices, including recent staffing changes such as the hiring of a new receptionist.

Key updates included revised titles (e.g., "receiving designee" instead of "receiving clerk") and procedures to enhance accountability. Transactions over \$5,000 now require the receiving designee to notify the treasurer. Cash handling must occur under camera surveillance with two employees present, or detailed registers must be submitted if processed alone.

Mayor Farrar emphasized the updates were not due to mistrust but to ensure transparency. The council also agreed to remove a blank section (8) from the policy.

MOTION: Council Member Sair motioned we approve Resolution R-2025-09 Amended Cash Receipting And Deposit Policy and strike number 8.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
 Council Member Sair - Aye
 Mayor Farrar - Aye
 Council Member Spendlove - Aye
 Council Member Palmer - Aye

The vote was unanimous and the motion carried.

7. Ordinance O-2025-17: Approval of Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182.

*Planning Commission recommend approval on May 14, 2025.

Mayor Farrar presented Ordinance O-2025-17, approving a zone change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch development. The affected parcels included AV-2165, AV-2184, and AV-2182. The mayor explained that the zone change had already been approved by the council through a development agreement, and this ordinance served as a procedural step to finalize documentation and confirm that landowners were notified.

He noted that the update was primarily administrative, related to recordkeeping and funds received from the developer. During the discussion, it was clarified that if the development agreement were to fall through, the zoning would revert back to OST. The council supported adding this reversion clause to the ordinance to ensure clear protections and documentation.

MOTION: Council Member Spendlove motioned that we approve O-2025-17 Zone Change from Open Space Transition to Rural Estate 1 Acre Zone (RE-1) for parcels AV-2165, AV-2184, and AV-2182 as is states in the development agreement.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
 Council Member Sair - Aye
 Mayor Farrar - Aye
 Council Member Spendlove - Aye
 Council Member Palmer - Aye

The vote was unanimous and the motion carried.

8. Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations.

*Planning Commission recommended approval on May 14, 2025.

Mayor Farrar presented Ordinance O-2025-18, proposing the adoption of Title 10.42 Beekeeping Regulations. He explained that the ordinance was shaped by community feedback and discussions with the county bee inspector. Initial drafts were based on ordinances from other municipalities but were revised after constructive public input to align with Utah state guidelines, with one addition: commercial hives must provide a water source. This requirement aims to keep bees near their hives and out of neighboring yards and water sources.

Council Member Annie Spendlove, a local beekeeper, supported the ordinance and explained that under state regulations, all beekeepers in Utah must be registered and are subject to inspections by the state's bee inspector. She noted that the inspector is helpful, performs health checks at no cost, and provides education on managing hive health and diseases like American foulbrood. Spendlove shared her own

experience with hive losses due to drought and encouraged residents to plant pollinator-friendly species and provide simple water sources, such as pebble-filled birdbaths.

Council Member Sair suggested sharing pollinator information on bulletin boards and integrating it into the community garden, with Spendlove offering to contact the state's pollinator specialist. Mayor Farrar emphasized that the ordinance is intentionally light and supportive, not restrictive, and was praised by the county bee inspector. The council acknowledged the active and growing interest in beekeeping within the community and highlighted the ordinance's role in promoting safe and responsible practices.

MOTION: Council Member Taylor moved that we approve Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations. Planning Commission recommended approval on May 14, 2025.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

9. Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.

*Planning Commission recommended approval on May 14, 2025.

Mayor Farrar presented Ordinance O-2025-20, an amendment to the Town of Apple Valley General Plan Map. He explained that the purpose of the update was to bring the map current by incorporating recent land use changes. Specifically, approximately 4,000 acres were converted from Open Space Transition (OST) and Residential to Agricultural (AG) zoning.

The mayor noted that Town Planner Bradley had reviewed and updated the map to reflect these changes. The amendment also corrected zoning discrepancies, such as properties mislabeled as RE-1 that are actually zoned RE-5. Once approved, the updated general plan map would be posted on the Town's website for public reference, ensuring that it accurately reflects the current zoning designations. The Planning Commission had recommended approval of the ordinance on May 14, 2025.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map. Planning Commission recommended approval on May 14, 2025.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

CONSENT AGENDA

10. Minutes: April 16, 2025 - Town Council Hearing and Meeting.
11. Minutes: April 23, 2025 - Special Town Council Meeting.

Mayor Farrar introduced the consent agenda, noting that it could be approved with a single motion. He explained that the accounting portion would be addressed at the next meeting, but the meeting minutes were ready for approval. Council Member Sair confirmed that the minutes had been reviewed.

MOTION: Council Member Taylor moved we approve the Consent Agenda 10 and 11.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

No request.

ADJOURNMENT

MOTION: Council Member Sair motioned to adjourn.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:07 PM

Date Approved: _____

Approved BY: _____
Mayor | Michael L. Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo

DRAFT