



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 20, 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, August 20, 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. Ordinance O-2025-32, Amend Water Department Policies and Procedures 1.02.050 Procedures For Other Work On Water System.
2. Resolution R-2025-20, Amending the Town Fee Schedule to include the Apple Valley Water Department Fees.

DISCUSSION AND ACTION

3. Special Event Permit Application on Friday October 3, 2025 for Grand Circle Trailfest at Ruby Rider Ranch - Main Street.
4. Ordinance O-2025-25, Proposed Zone Change, Rural Estates 10 Acres Zone (RE-10) to Rural Estates 5 Acres Zone (RE-5) for 2745 N Purple Sage Rd, AV-1311-V.
*Planning Commission recommended approval on August 13, 2025.

5. Ordinance O-2025-29, Proposed zone change from Open Space Transition (OST) and General Commercial (C-3) to Planned Development Overlay (PDO) for 525.73 acres in the Oculta Roca Development, submitted by De La Tierra Holdings LLC.

*Planning Commission recommended approval on August 13, 2025.

6. Ordinance O-2025-30, Development Agreement Addendum with Hidden Rock Development Group, Oculta Roca Project.

*Planning Commission recommended approval on August 13, 2025.

7. Ordinance O-2025-31, Amend Title 10.10.010 General Purposes.
*Planning Commission recommended approval on August 13, 2025.
8. Resolution R-2025-19, Amend Purchasing Policy Section III Criteria For Using Procurement Processes.
9. Ordinance O-2025-32, Amend Water Department Policies and Procedures 1.02.050 Procedures For Other Work On Water System.
10. Resolution R-2025-20, Amending the Town Fee Schedule to include the Apple Valley Water Department 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. Minutes: July 16, 2025 - Town Council Hearing and Meeting.
12. Disbursement Listing for July 2025.
13. Budget Report for Fiscal Year 2025 through July 2025.
14. July 2025 Water Usage Comparison.

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.