



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 21, 2026 at 6:00 PM

MINUTES

CALL TO ORDER , PLEDGE OF ALLEGIANCE, PRAYER

The Town Council of Apple Valley held a Town Council Hearing and Meeting on Wednesday, January 21, 2026. The Mayor called the meeting to order at 6:00 PM. The meeting opened with the Pledge of Allegiance, followed by a prayer offered by Council Member Sair.

ROLL CALL

PRESENT

Mayor Michael Farrar
Council Member Kevin Sair
Council Member Annie Spendlove
Council Member Scott Taylor

ABSENT

Council Member Richard Palmer

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were declared.

OATH OF OFFICE CEREMONY

An oath of office was conducted for the Mayor and Council Members present who were elected. Each individual took the oath, affirming support for the Constitution of the United States and the Constitution of the State of Utah and committing to discharge the duties of office with fidelity.

MAYOR'S TOWN UPDATE & REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

The Mayor provided an update on multiple ongoing town projects. An update was given on the water tank project, noting that the design phase had been delayed due to missing historical drawings. It was reported that original engineering documents had recently been located and would be provided to the current engineer to allow the design process to be completed and construction to move forward.

The Mayor reported that restoration work was underway on the town's two active wells, including improvements to protective structures and site appearance. Updates were also provided on the second fire station at Cedar Point, including hydrant installation and continued site preparation, with acknowledgment of volunteer efforts and cost efficiency.

The Mayor reported that impact fee studies were underway, including studies related to parks, fire, and water. A community survey regarding park amenities was being prepared for distribution to all households to gather public input, with a future public hearing anticipated. The possibility of a second park in Cedar Point was discussed.

An update was provided on the cemetery project. The Mayor reported meeting with staff to develop a preliminary budget and plan to initiate construction of approximately 50 burial plots as a first phase, including access, fencing, and basic improvements, with additional beautification planned in future years. A budget amendment related to the cemetery project would be presented at a future meeting following proper notice and hearing.

Additional updates were provided regarding drainage maintenance and infrastructure monitoring following recent weather events.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments were received in person or online.

PUBLIC HEARING

1. R-2026-01, A Resolution Amending the Town Fee Schedule to Update Impact Fees Previously Adopted by Ordinance O-2021-002.

The Mayor opened the public hearing. No public comments were received. The public hearing was closed.

DISCUSSION AND ACTION

2. R-2026-01, A Resolution Amending the Town Fee Schedule to Update Impact Fees Previously Adopted by Ordinance O-2021-002.

The Mayor explained that the resolution did not change existing impact fees but consolidated previously adopted fees into the town fee schedule for clarity and accessibility.

MOTION: Council Member Sair motioned that we approve R-2026-01, it was adopted by the Ordinance O-2021-002, for the Apple Valley fee schedule on the proposal of January 21, 2026.

SECOND: The motion was seconded by Council Member Spendlove.

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 - Absent

The vote was unanimous and the motion carried.

3. Ordinance O-2025-44, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1365-J, located at the intersection of 2200 East and 2200 South, Acres: 15.

*Planning Commission recommended approval on January 14, 2026.

The Mayor presented the zone change application, noting that the Planning Commission had recommended approval on January 14, 2026. The proposed change would allow the applicant to pursue a lot split subdivision creating three five-acre parcels, consistent with surrounding zoning.

MOTION: Council Member Taylor moved to approve Ordinance O-2025-44, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project Location: AV-1365-J, located at the intersection of 2200 East and 2200 South, Acres: 15.

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 - Absent

The vote was unanimous and the motion carried.

4. Development Agreement Addendum for the Oculita Roca Project.

The Mayor explained that the addendum included an additional \$300,000 contribution toward road projects, bringing the total contribution from the developer to \$600,000. The funds would support chip sealing, slurry sealing, and road reconstruction projects townwide.

MOTION: Council Member Taylor moved to approve the Development Agreement Addendum for the Oculita Roca Project.

SECOND: The motion was seconded by Council Member Sair.

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 - Absent

The vote was unanimous and the motion carried.

5. Town Council 2026 Annual Meeting Schedule.

The Mayor presented the proposed 2026 meeting schedule, noting that regular meetings would continue to be held on the third Wednesday of each month.

MOTION: Council Member Sair motioned that we approve the Town Council 2026 Annual Meeting Schedule.

SECOND: The motion was seconded by Council Member Spendlove.

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 - Absent

The vote was unanimous and the motion carried.

CONSENT AGENDA

6. Minutes: December 17, 2025 - Town Council Meeting.

7. Disbursement Listing for December 2025.
8. Budget Report for Fiscal Year 2026 through December 2025.
9. December 2025 Water Usage Comparison.

The Mayor reviewed the Consent Agenda items, which included the minutes from the December 17, 2025 Town Council meeting, the December 2025 disbursement listing, the budget report for fiscal year 2026 through December 2025, and the December 2025 water usage comparison. It was stated that nothing stood out as requiring discussion. The Mayor noted that all budget information, expenditures, disbursements, payroll, and receipts are available for public review each month and emphasized that the town's finances are subject to both internal and state audits.

MOTION: Council Member Taylor moved that we approve the Consent Agenda Items 6, 7, 8, and 9.

SECOND: The motion was seconded by Council Member Spendlove.

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 - Absent

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

The Mayor requested a closed session to discuss pending or imminent litigation and legal strategy.

MOTION: Council Member Sair motioned that we go to a closed session for pending or imminent litigation.

SECOND: The motion was seconded by Council Member Spendlove.

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 - Absent

The motion carried, and the council entered a closed session.

Following the closed session, the meeting returned to open session.

OPEN AND PUBLIC MEETINGS ACT TRAINING

ADJOURNMENT

MOTION: Council Member Sair motioned to adjourn.

SECOND: The motion was seconded by Council Member Spendlove.

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 - Absent

The vote was unanimous and the motion carried.

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo