



# SPECIAL PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Tuesday, February 24, 2026 at 6:00 PM

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## AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Tuesday, February 24, 2026**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

**Chairman** | Bradley Farrar

**Commissioners** | Lee Fralish | Garth Hood | Stewart Riding | Dan Harsh

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 8266151 3795

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### CONFLICT OF INTEREST DISCLOSURES

### HEARING ON THE FOLLOWING

1. Consideration and possible adoption of a resolution declaring uncured defaults under the Crimson Peaks Master Development Agreement and terminating the agreement.
2. Consideration and possible adoption of a resolution declaring uncured defaults under the West Temple Master Development Agreement and terminating the agreement.
3. Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Preserve at Zion Master Development Agreement and terminating the agreement.
4. Consideration and possible adoption of a resolution declaring uncured defaults under the Miles Mark Master Development Agreement and terminating the agreement.
5. Consideration and possible adoption of a resolution declaring uncured defaults under the Redstone at Canaan Master Development Agreement and terminating the agreement.
6. Consideration and possible adoption of a resolution declaring uncured defaults under the Solstice Master Development Agreement and terminating the agreement.
7. Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Springs Ranch Master Development Agreement and terminating the agreement.
8. Consideration and possible adoption of an ordinance repealing ordinance O-2025-17 and restoring the prior zoning classification for certain property previously rezoned from OST (Open Space Transition to RE-1 (Rural Estates 1 Acre).

### DISCUSSION AND POSSIBLE ACTION ITEMS

9. Consideration and possible adoption of a resolution declaring uncured defaults under the Crimson Peaks Master Development Agreement and terminating the agreement.

- [10.](#) Consideration and possible adoption of a resolution declaring uncured defaults under the West Temple Master Development Agreement and terminating the agreement.
- [11.](#) Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Preserve at Zion Master Development Agreement and terminating the agreement.
- [12.](#) Consideration and possible adoption of a resolution declaring uncured defaults under the Miles Mark Master Development Agreement and terminating the agreement.
- [13.](#) Consideration and possible adoption of a resolution declaring uncured defaults under the Redstone at Canaan Master Development Agreement and terminating the agreement.
- [14.](#) Consideration and possible adoption of a resolution declaring uncured defaults under the Solstice Master Development Agreement and terminating the agreement.
- [15.](#) Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Springs Ranch Master Development Agreement and terminating the agreement.
- [16.](#) Consideration and possible adoption of an ordinance repealing ordinance O-2025-17 and restoring the prior zoning classification for certain property previously rezoned from OST (Open Space Transition to RE-1 (Rural Estates 1 Acre)).

#### **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](http://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.

**TOWN OF APPLE VALLEY**  
**RESOLUTION NO. R-2026-07**

**A RESOLUTION OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,  
DECLARING DEFAULTS UNCURED UNDER THE CRIMSON PEAKS MASTER  
DEVELOPMENT AGREEMENT AND TERMINATING SAID AGREEMENT**

**WHEREAS**, the Town of Apple Valley (the "Town") entered into the Crimson Peaks Master Development Agreement (the "MDA") with Standard Development, LLC (the "Master Developer") in February 2025, pursuant to Ordinance O-2025-06; and

**WHEREAS**, the MDA contains provisions in Section 10 governing defaults and remedies, including the requirement for written notice of default and a public Town Council meeting prior to pursuing remedies; and

**WHEREAS**, on January 13, 2026, the Town delivered a written Notice of Default (the "Notice") to the Master Developer via certified mail and regular mail, with copies transmitted by electronic mail where applicable, in accordance with Section 12 of the MDA, identifying multiple material defaults under the MDA, including, without limitation, unauthorized transfers of property subject to the MDA, unauthorized assignment of interests governed by the MDA without the required notice to the Town, and the failure to provide required development reports; and

**WHEREAS**, the Town has obtained information indicating that third-party creditors holding deeds of trust encumbering property subject to the MDA have recorded, or have threatened to record, notices of default, that deeds in lieu of foreclosure affecting such property may be recorded, and that a principal of the Master Developer has filed for personal bankruptcy, which circumstances have raised substantial concerns regarding the Master Developer's financial capacity and ability to perform its ongoing and future obligations under the MDA, even if a cure were otherwise possible; and

**WHEREAS**, on February 2, 2026, the Town conducted a meet and confer in accordance with the dispute resolution procedure of the MDA; and

**WHEREAS**, the foregoing breaches, whether considered individually or collectively, constitute material defaults under the MDA, many of which are incurable, and which substantially impair the essential purposes of the MDA and the Town's ability to rely on the Master Developer's continued performance thereunder; and

**WHEREAS**, based on the nature of the defaults, the surrounding financial and ownership circumstances, and the evidence presented, the Town has substantial and reasonable grounds to believe that the Master Developer lacks the present and prospective financial and operational capacity to perform its remaining obligations under the MDA in accordance with its terms, giving rise to a reasonable anticipation of continued nonperformance; and

**WHEREAS**, on February 24<sup>th</sup> 2026, the Planning Commission held a duly noticed public hearing pursuant to the Utah Open and Public Meetings Act; and

**WHEREAS**, on February 25<sup>th</sup> 2026 the Town Council held a duly noticed public council meeting during which the Town presented evidence of the defaults and the Master Developer (or its representatives) was given the opportunity to be heard; and

**WHEREAS**, the Town Council has considered all evidence, public input, and applicable law, and finds that the defaults are material, uncured, and in many respects incurable; and

**WHEREAS**, the Town Council finds that termination is necessary to protect the public interest and is consistent with the MDA and applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Apple Valley, Utah, as follows:

1. The foregoing recitals are incorporated herein by this reference and adopted as the Town’s findings of fact and conclusions of law in support of this Resolution.
2. The Town Council hereby finds and declares that the Master Developer is in material default under the MDA, and that such defaults have not been cured or are not reasonably capable of cure.
3. Pursuant to Section 10 of the MDA and applicable law, the Crimson Peaks Master Development Agreement is hereby terminated, effective immediately upon adoption of this Resolution.
4. Upon termination of the MDA, all contractual rights, obligations, approvals, incentives, and vested development rights arising solely under the MDA are terminated and of no further force or effect. Nothing herein shall be construed to affect the Town’s generally applicable land use regulations or any rights or obligations that exist independent of the MDA.
5. Town staff is authorized and directed to take all actions reasonably necessary to implement this Resolution and the termination of the MDA, including providing notice of termination as permitted by law, withholding permits or approvals that are dependent upon the MDA, and recording notice of termination in the official records of Washington County.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this February 25<sup>th</sup>, 2026.

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY  
A Utah municipal Corporation

ATTEST:

\_\_\_\_\_  
Michael Farrar, Mayor

\_\_\_\_\_  
Jenna Vizcardo, Town Recorder

**TOWN OF APPLE VALLEY**  
**RESOLUTION NO. R-2026-08**

**A RESOLUTION OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,  
DECLARING DEFAULTS UNCURED UNDER THE WEST TEMPLE MASTER  
DEVELOPMENT AGREEMENT AND TERMINATING SAID AGREEMENT**

**WHEREAS**, the Town of Apple Valley (the "Town") entered into the West Temple Master Development Agreement (the "MDA") with Standard Development, LLC (the "Master Developer") in February 2025, pursuant to Ordinance O-2025-07; and

**WHEREAS**, the MDA contains provisions in Section 10 governing defaults and remedies, including the requirement for written notice of default and a public Town Council meeting prior to pursuing remedies; and

**WHEREAS**, on January 13, 2026, the Town delivered a written Notice of Default (the "Notice") to the Master Developer via certified mail and regular mail, with copies transmitted by electronic mail where applicable, in accordance with Section 12 of the MDA, identifying multiple material defaults under the MDA, including, without limitation, unauthorized transfers of property subject to the MDA, unauthorized assignment of interests governed by the MDA without the required notice to the Town, and the failure to provide required development reports; and

**WHEREAS**, the Town has obtained information indicating that third-party creditors holding deeds of trust encumbering property subject to the MDA have recorded, or have threatened to record, notices of default, that deeds in lieu of foreclosure affecting such property may be recorded, and that a principal of the Master Developer has filed for personal bankruptcy, which circumstances have raised substantial concerns regarding the Master Developer's financial capacity and ability to perform its ongoing and future obligations under the MDA, even if a cure were otherwise possible; and

**WHEREAS**, on February 2, 2026, the Town conducted a meet and confer in accordance with the dispute resolution procedure of the MDA; and

**WHEREAS**, the foregoing breaches, whether considered individually or collectively, constitute material defaults under the MDA, many of which are incurable, and which substantially impair the essential purposes of the MDA and the Town's ability to rely on the Master Developer's continued performance thereunder; and

**WHEREAS**, based on the nature of the defaults, the surrounding financial and ownership circumstances, and the evidence presented, the Town has substantial and reasonable grounds to believe that the Master Developer lacks the present and prospective financial and operational capacity to perform its remaining obligations under the MDA in accordance with its terms, giving rise to a reasonable anticipation of continued nonperformance; and

**WHEREAS**, on February 24<sup>th</sup> 2026, the Planning Commission held a duly noticed public hearing pursuant to the Utah Open and Public Meetings Act; and

**WHEREAS**, on February 25<sup>th</sup> 2026 the Town Council held a duly noticed public council meeting during which the Town presented evidence of the defaults and the Master Developer (or its representatives) was given the opportunity to be heard; and

**WHEREAS**, the Town Council has considered all evidence, public input, and applicable law, and finds that the defaults are material, uncured, and in many respects incurable; and

**WHEREAS**, the Town Council finds that termination is necessary to protect the public interest and is consistent with the MDA and applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Apple Valley, Utah, as follows:

1. The foregoing recitals are incorporated herein by this reference and adopted as the Town's findings of fact and conclusions of law in support of this Resolution.
2. The Town Council hereby finds and declares that the Master Developer is in material default under the MDA, and that such defaults have not been cured or are not reasonably capable of cure.
3. Pursuant to Section 10 of the MDA and applicable law, the West Temple Master Development Agreement is hereby terminated, effective immediately upon adoption of this Resolution.
4. Upon termination of the MDA, all contractual rights, obligations, approvals, incentives, and vested development rights arising solely under the MDA are terminated and of no further force or effect. Nothing herein shall be construed to affect the Town's generally applicable land use regulations or any rights or obligations that exist independent of the MDA.
5. Town staff is authorized and directed to take all actions reasonably necessary to implement this Resolution and the termination of the MDA, including providing notice of termination as permitted by law, withholding permits or approvals that are dependent upon the MDA, and recording notice of termination in the official records of Washington County.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this February 25<sup>th</sup>, 2026.

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY  
A Utah municipal Corporation

ATTEST:

\_\_\_\_\_  
Michael Farrar, Mayor

\_\_\_\_\_  
Jenna Vizcardo, Town Recorder

**TOWN OF APPLE VALLEY**  
**RESOLUTION NO. R-2026-09**

**A RESOLUTION OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,  
DECLARING DEFAULTS UNCURED UNDER THE GOOSEBERRY PRESERVE AT  
ZION MASTER DEVELOPMENT AGREEMENT AND TERMINATING SAID  
AGREEMENT**

**WHEREAS**, the Town of Apple Valley (the "Town") entered into the Gooseberry Preserve at Zion Master Development Agreement (the "MDA") with Gooseberry Preserve at Zion, LLC (the "Master Developer") in February 2025, pursuant to Ordinance O-2025-08; and

**WHEREAS**, the MDA contains provisions in Section 10 governing defaults and remedies, including the requirement for written notice of default and a public Town Council meeting prior to pursuing remedies; and

**WHEREAS**, on January 13, 2026, the Town delivered a Notice of Default (the "Notice") to the Master Developer via certified mail and regular mail, with copies via email where applicable, in accordance with Section 12 of the MDA, identifying multiple material defaults under the MDA, including, without limitation, false representations at execution regarding ownership and authority to enter into the MDA; and

**WHEREAS**, the Town has obtained information indicating that third-party creditors holding deeds of trust encumbering property subject to the MDA have recorded, or have threatened to record, notices of default, that deeds in lieu of foreclosure affecting such property may be recorded, and that a principal of the Master Developer has filed for personal bankruptcy, which circumstances have raised substantial concerns regarding the Master Developer's financial capacity and ability to perform its ongoing and future obligations under the MDA, even if a cure were otherwise possible; and

**WHEREAS**, on February 2, 2026, the Town conducted a meet and confer in accordance with the dispute resolution procedure of the MDA; and

**WHEREAS**, the foregoing breaches, whether considered individually or collectively, constitute material defaults under the MDA, many of which are incurable, and which substantially impair the essential purposes of the MDA and the Town's ability to rely on the Master Developer's continued performance thereunder; and

**WHEREAS**, based on the nature of the defaults, the surrounding financial and ownership circumstances, and the evidence presented, the Town has substantial and reasonable grounds to believe that the Master Developer lacks the present and prospective financial and operational capacity to perform its remaining obligations under the MDA in accordance with its terms, giving rise to a reasonable anticipation of continued nonperformance; and

**WHEREAS**, on February 24<sup>th</sup> 2026, the Planning Commission held a duly noticed public hearing pursuant to the Utah Open and Public Meetings Act; and

**WHEREAS**, on February 25<sup>th</sup> 2026 the Town Council held a duly noticed public council meeting during which the Town presented evidence of the defaults and the Master Developer (or its representatives) was given the opportunity to be heard; and

**WHEREAS**, the Town Council has considered all evidence, public input, and applicable law, and finds that the defaults are material, uncured, and in many respects incurable; and

**WHEREAS**, the Town Council finds that termination is necessary to protect the public interest and is consistent with the MDA and applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Apple Valley, Utah, as follows:

1. The foregoing recitals are incorporated herein by this reference and adopted as the Town’s findings of fact and conclusions of law in support of this Resolution.
2. The Town Council hereby finds and declares that the Master Developer is in material default under the MDA, and that such defaults have not been cured or are not reasonably capable of cure.
3. Pursuant to Section 10 of the MDA and applicable law, the Gooseberry Preserve Master Development Agreement is hereby terminated, effective immediately upon adoption of this Resolution.
4. Upon termination of the MDA, all contractual rights, obligations, approvals, incentives, and vested development rights arising solely under the MDA are terminated and of no further force or effect. Nothing herein shall be construed to affect the Town’s generally applicable land use regulations or any rights or obligations that exist independent of the MDA.
5. Town staff is authorized and directed to take all actions reasonably necessary to implement this Resolution and the termination of the MDA, including providing notice of termination as permitted by law, withholding permits or approvals that are dependent upon the MDA, and recording notice of termination in the official records of Washington County.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this February 25<sup>th</sup>, 2026.

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY  
A Utah municipal Corporation

ATTEST:

\_\_\_\_\_  
Michael Farrar, Mayor

\_\_\_\_\_  
Jenna Vizcardo, Town Recorder

**TOWN OF APPLE VALLEY**  
**RESOLUTION NO. R-2026-10**

**A RESOLUTION OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,  
DECLARING DEFAULTS UNCURED UNDER THE MILES MARK MASTER  
DEVELOPMENT AGREEMENT AND TERMINATING SAID AGREEMENT**

**WHEREAS**, the Town of Apple Valley (the "Town") entered into the Miles Mark Master Development Agreement (the "MDA") with Miles Mark, LLC (the "Master Developer") in March 2025, pursuant to Ordinance O-2025-10; and

**WHEREAS**, the MDA contains provisions in Section 10 governing defaults and remedies, including the requirement for written notice of default and a public Town Council meeting prior to pursuing remedies; and

**WHEREAS**, on January 13, 2026, the Town delivered a Notice of Default (the "Notice") to the Master Developer via certified mail and regular mail, with copies via email where applicable, in accordance with Section 12 of the MDA, identifying multiple material defaults under the MDA, including, without limitation, false representations at execution regarding ownership and authority to enter into the MDA; and

**WHEREAS**, the Town has obtained information indicating that third-party creditors holding deeds of trust encumbering property subject to the MDA have recorded, or have threatened to record, notices of default, that deeds in lieu of foreclosure affecting such property may be recorded, and that a principal of the Master Developer has filed for personal bankruptcy, which circumstances have raised substantial concerns regarding the Master Developer's financial capacity and ability to perform its ongoing and future obligations under the MDA, even if a cure were otherwise possible; and

**WHEREAS**, on February 2, 2026, the Town conducted a meet and confer in accordance with the dispute resolution procedure of the MDA; and

**WHEREAS**, the foregoing breaches, whether considered individually or collectively, constitute material defaults under the MDA, many of which are incurable, and which substantially impair the essential purposes of the MDA and the Town's ability to rely on the Master Developer's continued performance thereunder; and

**WHEREAS**, based on the nature of the defaults, the surrounding financial and ownership circumstances, and the evidence presented, the Town has substantial and reasonable grounds to believe that the Master Developer lacks the present and prospective financial and operational capacity to perform its remaining obligations under the MDA in accordance with its terms, giving rise to a reasonable anticipation of continued nonperformance; and

**WHEREAS**, on February 24<sup>th</sup> 2026, the Planning Commission held a duly noticed public hearing pursuant to the Utah Open and Public Meetings Act; and

**WHEREAS**, on February 25<sup>th</sup> 2026 the Town Council held a duly noticed public council meeting during which the Town presented evidence of the defaults and the Master Developer (or its representatives) was given the opportunity to be heard; and

**WHEREAS**, the Town Council has considered all evidence, public input, and applicable law, and finds that the defaults are material, uncured, and in many respects incurable; and

**WHEREAS**, the Town Council finds that termination is necessary to protect the public interest and is consistent with the MDA and applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Apple Valley, Utah, as follows:

1. The foregoing recitals are incorporated herein by this reference and adopted as the Town's findings of fact and conclusions of law in support of this Resolution.
2. The Town Council hereby finds and declares that the Master Developer is in material default under the MDA, and that such defaults have not been cured or are not reasonably capable of cure.
3. Pursuant to Section 10 of the MDA and applicable law, the Miles Mark Master Development Agreement is hereby terminated, effective immediately upon adoption of this Resolution.
4. Upon termination of the MDA, all contractual rights, obligations, approvals, incentives, and vested development rights arising solely under the MDA are terminated and of no further force or effect. Nothing herein shall be construed to affect the Town's generally applicable land use regulations or any rights or obligations that exist independent of the MDA.
5. Town staff is authorized and directed to take all actions reasonably necessary to implement this Resolution and the termination of the MDA, including providing notice of termination as permitted by law, withholding permits or approvals that are dependent upon the MDA, and recording notice of termination in the official records of Washington County.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this February 25<sup>th</sup>, 2026.

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY  
A Utah municipal Corporation

ATTEST:

\_\_\_\_\_  
Michael Farrar, Mayor

\_\_\_\_\_  
Jenna Vizcardo, Town Recorder

**TOWN OF APPLE VALLEY**

**RESOLUTION NO. R-2026-11**

**A RESOLUTION OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,  
DECLARING DEFAULTS UNCURED UNDER THE REDSTONE AT CANAAN  
MASTER DEVELOPMENT AGREEMENT AND TERMINATING SAID AGREEMENT**

**WHEREAS**, the Town of Apple Valley (the "Town") entered into the Redstone at Canaan Master Development Agreement (the "MDA") with Redstone at Canaan, LLC (the "Master Developer") in February 2025, pursuant to Ordinance O-2025-11; and

**WHEREAS**, the MDA contains provisions in Section 10 governing defaults and remedies, including the requirement for written notice of default and a public Town Council meeting prior to pursuing remedies; and

**WHEREAS**, on January 13, 2026, the Town delivered a written Notice of Default (the "Notice") to the Master Developer via certified mail and regular mail, with copies transmitted by electronic mail where applicable, in accordance with Section 12 of the MDA, identifying multiple material defaults under the MDA, including, without limitation, unauthorized transfers of property subject to the MDA, unauthorized assignment of interests governed by the MDA without the required notice to the Town, and the failure to provide required development reports; and

**WHEREAS**, the Town has obtained information indicating that third-party creditors holding deeds of trust encumbering property subject to the MDA have recorded, or have threatened to record, notices of default, that deeds in lieu of foreclosure affecting such property may be recorded, and that a principal of the Master Developer has filed for personal bankruptcy, which circumstances have raised substantial concerns regarding the Master Developer's financial capacity and ability to perform its ongoing and future obligations under the MDA, even if a cure were otherwise possible; and

**WHEREAS**, on February 2, 2026, the Town conducted a meet and confer in accordance with the dispute resolution procedure of the MDA; and **WHEREAS**, the foregoing breaches, whether considered individually or collectively, constitute material defaults under the MDA, many of which are incurable, and which substantially impair the essential purposes of the MDA and the Town's ability to rely on the Master Developer's continued performance thereunder; and

**WHEREAS**, based on the nature of the defaults, the surrounding financial and ownership circumstances, and the evidence presented, the Town has substantial and reasonable grounds to

believe that the Master Developer lacks the present and prospective financial and operational capacity to perform its remaining obligations under the MDA in accordance with its terms, giving rise to a reasonable anticipation of continued nonperformance; and

**WHEREAS**, on February 24<sup>th</sup> 2026, the Planning Commission held a duly noticed public hearing pursuant to the Utah Open and Public Meetings Act; and

**WHEREAS**, on February 25<sup>th</sup> 2026 the Town Council held a duly noticed public council meeting during which the Town presented evidence of the defaults and the Master Developer (or its representatives) was given the opportunity to be heard; and

**WHEREAS**, the Town Council has considered all evidence, public input, and applicable law, and finds that the defaults are material, uncured, and in many respects incurable; and

**WHEREAS**, the Town Council finds that termination is necessary to protect the public interest and is consistent with the MDA and applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Apple Valley, Utah, as follows:

1. The foregoing recitals are incorporated herein by this reference and adopted as the Town’s findings of fact and conclusions of law in support of this Resolution.
2. The Town Council hereby finds and declares that the Master Developer is in material default under the MDA, and that such defaults have not been cured or are not reasonably capable of cure.
3. Pursuant to Section 10 of the MDA and applicable law, the Redstone at Canaan Master Development Agreement is hereby terminated, effective immediately upon adoption of this Resolution.
4. Upon termination of the MDA, all contractual rights, obligations, approvals, incentives, and vested development rights arising solely under the MDA are terminated and of no further force or effect. Nothing herein shall be construed to affect the Town’s generally applicable land use regulations or any rights or obligations that exist independent of the MDA.
5. Town staff is authorized and directed to take all actions reasonably necessary to implement this Resolution and the termination of the MDA, including providing notice of termination as permitted by law, withholding permits or approvals that are dependent upon the MDA, and recording notice of termination in the official records of Washington County.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this February 25<sup>th</sup>, 2026.

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY  
A Utah municipal Corporation

ATTEST:

\_\_\_\_\_  
Michael Farrar, Mayor

\_\_\_\_\_  
Jenna Vizcardo, Town Recorder

**TOWN OF APPLE VALLEY**  
**RESOLUTION NO. R-2026-12**

**A RESOLUTION OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,  
DECLARING DEFAULTS UNCURED UNDER THE SOLSTICE MASTER  
DEVELOPMENT AGREEMENT AND TERMINATING SAID AGREEMENT**

**WHEREAS**, the Town of Apple Valley (the "Town") entered into the Solstice Master Development Agreement (the "MDA") with Solstice At Zion, LLC (the "Master Developer") in March 2025, pursuant to Ordinance O-2025-12; and

**WHEREAS**, the MDA contains provisions in Section 10 governing defaults and remedies, including the requirement for written notice of default, and a public Town Council meeting prior to pursuing remedies; and

**WHEREAS**, on January 13, 2026, the Town delivered a written Notice of Default (the "Notice") to the Master Developer via certified mail and regular mail, with copies transmitted by electronic mail where applicable, in accordance with Section 12 of the MDA, identifying multiple material defaults under the MDA, including, without limitation, false representations at execution regarding ownership and authority to enter into the MDA, unauthorized transfers of property subject to the MDA, unauthorized assignment of interests governed by the MDA without the required notice to the Town, and the failure to provide required development reports; and

**WHEREAS**, the Town has obtained information indicating that third-party creditors holding deeds of trust encumbering property subject to the MDA have recorded, or have threatened to record, notices of default, that deeds in lieu of foreclosure affecting such property may be recorded, and that a principal of the Master Developer has filed for personal bankruptcy, which circumstances have raised substantial concerns regarding the Master Developer's financial capacity and ability to perform its ongoing and future obligations under the MDA, even if a cure were otherwise possible; and

**WHEREAS**, on February 2, 2026, the Town conducted a meet and confer in accordance with the dispute resolution procedure of the MDA; and

**WHEREAS**, the foregoing breaches, whether considered individually or collectively, constitute material defaults under the MDA, many of which are incurable, and which substantially impair the essential purposes of the MDA and the Town's ability to rely on the Master Developer's continued performance thereunder; and

**WHEREAS**, based on the nature of the defaults, the surrounding financial and ownership circumstances, and the evidence presented, the Town has substantial and reasonable grounds to believe that the Master Developer lacks the present and prospective financial and operational capacity to perform its remaining obligations under the MDA in accordance with its terms, giving rise to a reasonable anticipation of continued nonperformance; and

**WHEREAS**, on February 24<sup>th</sup> 2026, the Planning Commission held a duly noticed public hearing pursuant to the Utah Open and Public Meetings Act; and

**WHEREAS**, on February 25<sup>th</sup> 2026 the Town Council held a duly noticed public council meeting during which the Town presented evidence of the defaults and the Master Developer (or its representatives) was given the opportunity to be heard; and

**WHEREAS**, the Town Council has considered all evidence, public input, and applicable law, and finds that the defaults are material, uncured, and in many respects incurable; and

**WHEREAS**, the Town Council finds that termination is necessary to protect the public interest and is consistent with the MDA and applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Apple Valley, Utah, as follows:

1. The foregoing recitals are incorporated herein by this reference and adopted as the Town's findings of fact and conclusions of law in support of this Resolution.
2. The Town Council hereby finds and declares that the Master Developer is in material default under the MDA, and that such defaults have not been cured or are not reasonably capable of cure.
3. Pursuant to Section 10 of the MDA and applicable law, the Solstice Resort Master Development Agreement is hereby terminated, effective immediately upon adoption of this Resolution.
4. Upon termination of the MDA, all contractual rights, obligations, approvals, incentives, and vested development rights arising solely under the MDA are terminated and of no further force or effect. Nothing herein shall be construed to affect the Town's generally applicable land use regulations or any rights or obligations that exist independent of the MDA.
5. Town staff is authorized and directed to take all actions reasonably necessary to implement this Resolution and the termination of the MDA, including providing notice of termination as permitted by law, withholding permits or approvals that are dependent upon the MDA, and recording notice of termination in the official records of Washington County.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this February 25<sup>th</sup>, 2026.

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY  
A Utah municipal Corporation

ATTEST:

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Michael Farrar, Mayor

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Jenna Vizcardo, Town Recorder

**TOWN OF APPLE VALLEY**  
**RESOLUTION NO. R-2026-13**

**A RESOLUTION OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,  
DECLARING DEFAULTS UNCURED UNDER THE GOOSEBERRY SPRINGS RANCH  
MASTER DEVELOPMENT AGREEMENT AND TERMINATING SAID AGREEMENT**

**WHEREAS**, the Town of Apple Valley (the "Town") entered into the Gooseberry Springs Ranch Master Development Agreement (the "MDA") with Gooseberry Springs Ranch, LLC (the "Master Developer") in February 2025, pursuant to Ordinance O-2025-09; and

**WHEREAS**, the MDA contains provisions in Section 10 governing defaults and remedies, including the requirement for written notice of default and a public Town Council meeting prior to pursuing remedies; and

**WHEREAS**, on January 13, 2026, the Town delivered a Notice of Default (the "Notice") to the Master Developer via certified mail and regular mail, with copies via email where applicable, in accordance with Section 12 of the MDA, identifying multiple material defaults under the MDA, including, without limitation, false representations at execution regarding ownership and authority to enter into the MDA; and

**WHEREAS**, the Town has obtained information indicating that third-party creditors holding deeds of trust encumbering property subject to the MDA have recorded, or have threatened to record, notices of default, that deeds in lieu of foreclosure affecting such property may be recorded, and that a principal of the Master Developer has filed for personal bankruptcy, which circumstances have raised substantial concerns regarding the Master Developer's financial capacity and ability to perform its ongoing and future obligations under the MDA, even if a cure were otherwise possible; and

**WHEREAS**, on February 2, 2026, the Town conducted a meet and confer in accordance with the dispute resolution procedure of the MDA; and

**WHEREAS**, the foregoing breaches, whether considered individually or collectively, constitute material defaults under the MDA, many of which are incurable, and which substantially impair the essential purposes of the MDA and the Town's ability to rely on the Master Developer's continued performance thereunder; and

**WHEREAS**, based on the nature of the defaults, the surrounding financial and ownership circumstances, and the evidence presented, the Town has substantial and reasonable grounds to believe that the Master Developer lacks the present and prospective financial and operational capacity to perform its remaining obligations under the MDA in accordance with its terms, giving rise to a reasonable anticipation of continued nonperformance; and

**WHEREAS**, on February 24<sup>th</sup> 2026, the Planning Commission held a duly noticed public hearing pursuant to the Utah Open and Public Meetings Act; and

**WHEREAS**, on February 25<sup>th</sup> 2026 the Town Council held a duly noticed public council meeting during which the Town presented evidence of the defaults and the Master Developer (or its representatives) was given the opportunity to be heard; and

**WHEREAS**, the Town Council has considered all evidence, public input, and applicable law, and finds that the defaults are material, uncured, and in many respects incurable; and

**WHEREAS**, the Town Council finds that termination is necessary to protect the public interest and is consistent with the MDA and applicable law;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Apple Valley, Utah, as follows:

1. The foregoing recitals are incorporated herein by this reference and adopted as the Town's findings of fact and conclusions of law in support of this Resolution.
2. The Town Council hereby finds and declares that the Master Developer is in material default under the MDA, and that such defaults have not been cured or are not reasonably capable of cure.
3. Pursuant to Section 10 of the MDA and applicable law, the Gooseberry Springs Ranch Master Development Agreement is hereby terminated, effective immediately upon adoption of this Resolution.
4. Upon termination of the MDA, all contractual rights, obligations, approvals, incentives, and vested development rights arising solely under the MDA are terminated and of no further force or effect. Nothing herein shall be construed to affect the Town's generally applicable land use regulations or any rights or obligations that exist independent of the MDA.
5. Town staff is authorized and directed to take all actions reasonably necessary to implement this Resolution and the termination of the MDA, including providing notice of termination as permitted by law, withholding permits or approvals that are dependent upon the MDA, and recording notice of termination in the official records of Washington County.
6. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this February 25<sup>th</sup>, 2026.

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY  
A Utah municipal Corporation

ATTEST:

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Michael Farrar, Mayor

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Jenna Vizcardo, Town Recorder

**TOWN OF APPLE VALLEY**

**ORDINANCE NO. O-2026-06**

**AN ORDINANCE OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,  
REPEALING ORDINANCE O-2025-17 AND RESTORING THE PRIOR ZONING  
CLASSIFICATION FOR CERTAIN PROPERTY PREVIOUSLY REZONED FROM  
OST (OPEN SPACE TRANSITION) TO RE-1 (RURAL ESTATES 1 ACRE)**

**WHEREAS**, on or about May 14, 2025, the Town Council adopted Ordinance O-2025-17, which rezoned certain property associated with the Gooseberry Springs Ranch Master Development Agreement from OST (Open Space Transition) to RE-1 (Rural Estates 1 Acre); and

**WHEREAS**, Ordinance O-2025-17 was adopted in conjunction with the approval of the Gooseberry Springs Ranch Master Development Agreement (the "MDA") between the Town and Standard Development, LLC; and

**WHEREAS**, the Town has terminated the Gooseberry Springs Ranch Master Development Agreement pursuant to Resolution No. R-2026-13, and the Town Council has considered that action, along with current land use conditions, planning objectives, and the public interest, in reevaluating the appropriate zoning classification for the affected property; and

**WHEREAS**, the Town Council finds that the factual assumptions, development expectations, and public benefit considerations that supported the adoption of Ordinance O-2025-17 no longer exist, and that the zoning classification established by Ordinance O-2025-17 is no longer appropriate or consistent with the Town's land use objectives for the affected property; and

**WHEREAS**, the Town Council finds that repealing Ordinance O-2025-17 and restoring the prior zoning classification is necessary to promote orderly development, ensure consistency with the Town's general plan and land use regulations, and protect the public health, safety, and welfare; and

**WHEREAS**, the Town Council has considered the public interest, applicable law, and the procedural requirements of Utah Code Title 10, Chapter 9a, and determines that repeal is appropriate.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of Apple Valley, Utah, as follows:

**Section 1. Repeal.** Ordinance O-2025-17, which approved a zone change from OST to RE-1 for certain property associated with the Gooseberry Springs Ranch Master Development Agreement, is hereby repealed in its entirety and declared null and void.

**Section 2. Reversion of Zoning.** Upon the effective date of this Ordinance, the zoning classification of the affected property shall revert to OST (Open Space Transition), as it existed immediately prior to the adoption of Ordinance O-2025-17.

**Section 3. Severability.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**Section 4. Effective Date.** This Ordinance shall take effect immediately upon passage and publication as required by law.

**PASSED AND ADOPTED** by the Town Council of Apple Valley, Utah, this February 25th, 2026.

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY  
A Utah municipal Corporation

ATTEST:

\_\_\_\_\_  
Michael Farrar, Mayor

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Jenna Vizcardo, Town Recorder