



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, February 18, 2026 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, February 18, 2026**, 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-2026-04, Amend Title 12.02.040 12.02.040 Adoption Of Codes By Reference (2006 edition of the International Urban Wildland Interface Code (IWUIC) including Appendix Chapters A, B, and C.
2. Ordinance O-2026-03, Amend Administrative Code Title 2.10.050 Compensation Schedule and 2.14.030 Establishment Of Municipal Planning Commission.
3. Resolution R-2026-05, Amending the Town of Apple Valley Fiscal Year 2026 Budget.
4. Ordinance O-2026-05, Amending the Compensation of the Fire Chief.

DISCUSSION AND ACTION

5. Ordinance O-2026-04, Amend Title 12.02.040 12.02.040 Adoption Of Codes By Reference (2006 edition of the International Urban Wildland Interface Code (IWUIC) including Appendix Chapters A, B, and C.
6. Ordinance O-2026-03, Amend Administrative Code Title 2.10.050 Compensation Schedule and 2.14.030 Establishment Of Municipal Planning Commission.
7. Resolution R-2026-05, Amending the Town of Apple Valley Fiscal Year 2026 Budget.
8. Ordinance O-2026-05, Amending the Compensation of the Fire Chief.
9. Ordinance O-2026-02, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1354-C, 474 S Coyote Rd, Acres: 20. Applicant: Jeremiah Allred. Planning Commission recommended approval on February 11, 2026.
10. Special Event Application – 2026 Zion Ultras for April 11-12, 2026.

- [11.](#) Ordinance O-2026-01, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements. Planning Commission recommended approval on February 11, 2026.
- [12.](#) Resolution R-2026-02, Appointing a Representative to Serve on the Administrative Control Board of Washington County Special Service District No. 1.
- [13.](#) Resolution R-2026-03, Amend Personnel Policies and Procedures (Salary Planning) Volunteer stipend updates.
- [14.](#) Resolution R-2026-04, Amend Personnel Policies and Procedures (Leave) Vacation Policy Revisions.
- [15.](#) Resolution R-2026-06, Amend Personnel Policies And Procedures Benefits (URS updates for Employee contributions).

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.

- [16.](#) Minutes: January 21, 2026 - Town Council Hearing and Meeting.
17. Approval of acceptance of a donated vehicle for Town use.
- [18.](#) Disbursement Listing for January 2026.
- [19.](#) Budget Report for Fiscal Year 2026 through January 2026.
- [20.](#) January 2026 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.

**APPLE VALLEY
ORDINANCE O-2026-04**

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

SECTION 1:**AMENDMENT** “12.02.040 Adoption Of Codes By Reference” of the Apple Valley Municipal Code is hereby *amended* as follows:

A M E N D M E N T

12.02.040 Adoption Of Codes By Reference

The most recent version adopted by the state of Utah of the following codes and the appendices and the state's amendment are incorporated by reference and adopted as the building codes of Apple Valley: International Building Code, International Mechanical Code, International Fuel Gas Code, International Residential Code, International Fire Code, 2006 edition of the International Urban Wildland Interface Code (IWUIC) including Appendix Chapters A, B, and C (https://ffsl.utah.gov/wp-content/uploads/06_Utah_Wildland_5thdnd.pdf), International Energy Conservation Code, International Plumbing Code, National Electrical Code, HUD Code, and the Model Manufactured Home Installation Standard (Utah Code Title15A-Chapter2-Section 103). One (1) copy of each of the codes shall be kept on file in the office of the town clerk for use and examination by the public.

For Snow Load Information and Report for submission for building, go to Utah Snow Load (<https://www.usu.edu/utahsnowload/>)

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 February 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	_____	_____	_____	_____

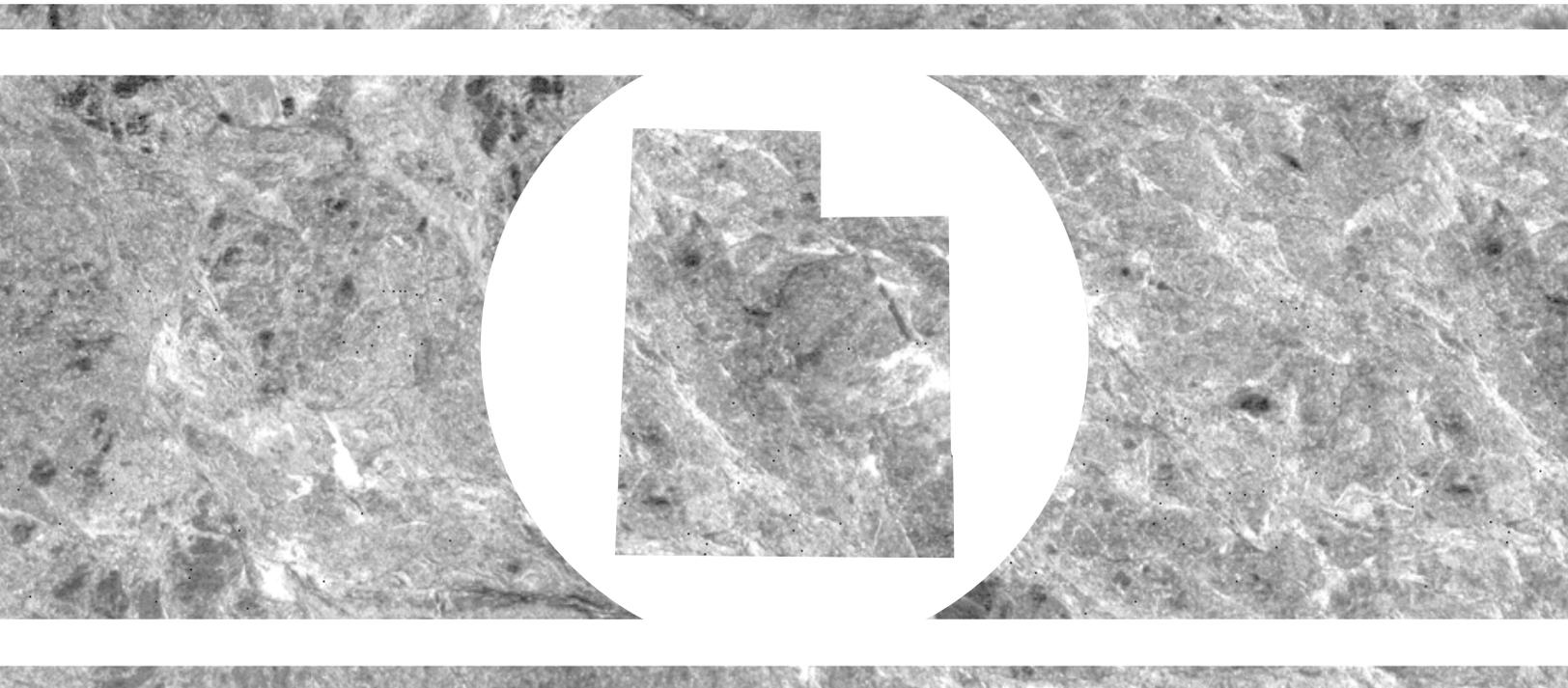
Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

2006 UTAH WILDLAND-URBAN INTERFACE CODE



2006 Utah Wildland-Urban Interface Code

First Printing: July 2006
Second Printing: October 2006
Third Printing: March 2007
Fourth Printing: February 2008
Fifth Printing: June 2008

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PREFACE

Introduction

Internationally, code officials recognize the need for a modern, up-to-date code addressing the mitigation of fire in the urban-wildland interface. The *International Wildland-Urban Interface Code*™, in this 2003 edition, is designed to bridge the gap between enforcement of the *International Building Code*® and *International Fire Code*® by mitigating the hazard of wildfires through model code regulations, which safeguard the public health and safety in all communities, large and small.

This comprehensive urban-wildland interface code establishes minimum regulations for land use and the built environment in designated urban-wildland interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world. This 2003 edition is fully compatible with all the *International Codes*™ (“I-Codes”™) published by the International Code Council® (ICC®), including the *International Building Code*®, *ICC Electrical Code*™, *International Energy Conservation Code*®, *International Existing Building Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Mechanical Code*®, *ICC Performance Code*™, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Property Maintenance Code*®, *International Residential Code*® and *International Zoning Code*®.

The *International Wildland-Urban Interface Code* provisions provide many benefits, including the model code development process, which offers an international forum for fire safety professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

Development

This is the first edition of the *International Wildland-Urban Interface Code* (2003) and is the culmination of an effort initiated in 2001 by the ICC and the three statutory members of the International Code Council: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for mitigating the hazard to life and property from the intrusion of fire from wildland exposures and fire from adjacent structures, and preventing structure fires from spreading to wildland fuels. Technical content of the 2000 *Wildland-Urban Interface Code*, published by the International Fire Code Institute, was utilized as the basis for the development, followed by the publication of the 2001 Final Draft. This 2003 edition is based on the Final Draft, with changes approved in the 2002 ICC Code Development Process. A new edition such as this is promulgated every three years.

With the development and publication of the family of *International Codes* in 2000, the continued development and maintenance of the model codes individually promulgated by BOCA (“BOCA National Codes”), ICBO (“Uniform Codes”) and SBCCI (“Standard Codes”) was discontinued. The 2003 *International Codes*, as well as their predecessors—the 2000 *International Codes*—are intended to be the successor set of codes to those codes previously developed by BOCA, ICBO and SBCCI.

The development of a single family of comprehensive and coordinated *International Codes* was a significant milestone in the development of regulations for the built environment. The timing of this publication mirrors a milestone in the change in structure of the model codes, namely, the pending consolidation of BOCA, ICBO and SBCCI into the ICC. The activities and services previously provided by the individual model code organizations will be the responsibility of the consolidated ICC.

This code is founded on principles intended to mitigate the hazard from fires through the development of provisions that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

Adoption

The *International Wildland-Urban Interface Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction’s laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Maintenance

The *International Wildland-Urban Interface Code* is kept up-to-date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

Although the development procedure of the *International Wildland-Urban Interface Code* assures the highest degree of care, ICC and the founding members of ICC—BOCA, ICBO and SBCCI—their members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions, because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

Authority

The Division is required to establish minimum standards for a wildland fire ordinance and specify minimum standards for wildland fire training, certification and wildland fire suppression equipment in accordance with subsections 65A-8-6(3)(a) and 65A-8-6(3)(b). This requirement is promulgated under general rule-making authority of subsection 65A-1-4(2).

ORDINANCE

The *International Codes* are designed and promulgated to be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2003 *International Wildland-Urban Interface Code* as an enforceable regulation for the mitigation of fire in the urban-wildland interface should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

Minimum Standards for Wildland Fire Ordinance

The division uses the *International Wildland-Urban Interface Code* as a basis for establishing the minimum standards discussed in this document. A county ordinance that at least meets the minimum standards should be in place by September 2006.

The Division incorporates by reference the 2003 *International Code Council Wildland-Urban Interface Code* as the minimum standard for wildland fire ordinance in conjunction with Utah requirements.

SAMPLE ORDINANCE FOR ADOPTION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

ORDINANCE NO. _____

An ordinance of the [JURISDICTION] adopting the 2003 edition of the *International Wildland-Urban Interface Code* as currently amended by the division of Forestry, Fire and State Lands, regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels in the [JURISDICTION]; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. _____ of the [JURISDICTION] and all other ordinances and parts of the ordinances in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

Section 1. That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as the *International Wildland-Urban Interface Code*, 2003 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED], as published by the International Code Council, be and is hereby adopted as the Urban-Wildland Interface Code of the [JURISDICTION], in the State of [STATE NAME] for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Urban-Wildland Interface Code on file in the office of the [JURISDICTION] are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1. Insert: [NAME OF JURISDICTION]

Section 3. That Ordinance No. _____ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 5. That nothing in this ordinance or in the *Wildland-Urban Interface Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the [JURISDICTION'S KEEPER OF RECORDS] is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [TIME PERIOD] from and after the date of its final passage and adoption.

Section 8. Specific boundaries of natural or man-made features of wildland-urban interface areas shall be as shown on the wildland area interface map. The legal description of such areas is as described as follows: [INSERT LEGAL DESCRIPTION]

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CHAPTER 1

ADMINISTRATION

SECTION 101 GENERAL

101.1 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the urban-wildland interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2 Objective. The objective of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and property. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

The development and use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

101.3 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code, to conditions which, in the opinion of the code official, constitute a distinct hazard to life or property.

101.4 Additions or alterations. Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive. See Section 601.1 and Appendix A.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally

unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.5 Maintenance. All buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102 AUTHORITY OF THE CODE OFFICIAL

102.1 Powers and duties of the code official. The code official is hereby authorized to administer and enforce this code, or designated sections thereof, and all ordinances of the jurisdiction pertaining to designated wildland-urban interface areas. For such purposes, the code official shall have the powers of a law enforcement officer.

102.2 Interpretations, rules and regulations. The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code.

A copy of such rules and regulations shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

102.3 Liability of the code official. The code official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the code official or employee because of such act or omission performed by the code official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. The code enforcement agency or its parent jurisdiction shall not be held as assuming any liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

102.4 Other agencies. When requested to do so by the code official, other officials of this jurisdiction shall assist and coop-

erate with the code official in the discharge of the duties required by this code.

SECTION 103 COMPLIANCE ALTERNATIVES

103.1 Practical difficulties. When there are practical difficulties involved in carrying out the provisions of this code, the code official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The code official shall first find that a special individual reason makes enforcement of the strict letter of this code impractical, the modification is in conformance to the intent and purpose of this code, and the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency.

If the code official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of the code detrimental to safety or impractical, enforcement thereof may be suspended, provided that reasonable alternative measures are taken.

103.2 Technical assistance. To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official and the owner and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

103.3 Alternative materials or methods. The code official, in concurrence with approval from the building official and fire chief, is authorized to approve alternative materials or methods, provided that the code official finds that the proposed design, use or operation satisfactorily complies with the intent of this code and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this code. Approvals under the authority herein contained shall be subject to the approval of the building official whenever the alternate material or method involves matters regulated by the *International Building Code*.

The code official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

SECTION 104 APPEALS

104.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

104.2 Limitations of authority. The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

SECTION 105 PERMITS

105.1 General. When not otherwise provided in the requirements of the building or fire code, permits are required in accordance with Section 105.

105.2 Permits required. Unless otherwise exempted, no building or structure regulated by this code shall be erected, constructed, altered, repaired, moved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the code official.

When required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within an wildland-urban interface area:

1. Automobile wrecking yard;
2. Candles and open flames in assembly areas;
3. Explosives or blasting agents;
4. Fireworks;
5. Flammable or combustible liquids;
6. Hazardous materials;
7. Liquefied petroleum gases;
8. Lumberyards;
9. Motor vehicle fuel-dispensing stations;
10. Open burning;
11. Pyrotechnical special effects material;
12. Tents, canopies and temporary membrane structures;
13. Tire storage;
14. Welding and cutting operations; or
15. Other activities as determined by the code official.

105.3 Work exempt from permit. Unless otherwise provided in the requirements of the building or fire code, a permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²) and

the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.

2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the code official.

105.4 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as may be required by the code official.

105.5 Permit approval. Before a permit is issued, the code official, or an authorized representative, shall review and approve all permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from all agencies or departments concerned.

105.6 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the code official, and all work regulated by this code shall be done in accordance with the approved plans.

105.7 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall

not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

105.8 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

105.9 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

105.10 Revocation of permits. Permits issued under this code may be suspended or revoked when it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. When the permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 106 PLANS AND SPECIFICATIONS

106.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in at least two sets with each application for a permit. When such plans are not prepared by an architect or engineer, the code official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a li-

censed architect or engineer. The code official may require plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state to practice as such even if not required by state law.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

106.2 Information on plans and specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

106.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings, and site water supply systems.

106.4 Vegetation management plans. When utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit. See Appendix B.

106.5 Fire protection plan. When required by the code official pursuant to Section 405, a fire protection plan shall be prepared and shall be submitted to the code official for review and approved as a part of the plans required for a permit.

106.6 Other data and substantiation. When required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

106.7 Vicinity plan. In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of property lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

106.8 Retention of plans. One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress.

SECTION 107 INSPECTION AND ENFORCEMENT

107.1 Inspection.

107.1.1 General. All construction or work for which a permit is required by this code shall be subject to inspection by the code official and all such construction or work shall

remain accessible and exposed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

A survey of the lot may be required by the code official to verify that the mitigation features are provided and the building or structure is located in accordance with the approved plans.

107.1.2 Authority to inspect. The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

107.1.3 Reinspections. To determine compliance with this code, the code official may cause a structure to be reinspected. A fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. When reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

107.2 Enforcement.

107.2.1 Authorization to issue corrective orders and notices. When the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

107.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if no such person is found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

107.3 Right of entry. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in any building or on any premises any condition that makes such building or premises unsafe, the code official is authorized to enter such building or premises at all reasonable times to inspect the same or to perform any duty authorized by this code, provided that if such building or premises is occupied, the code official shall first present proper credentials and request entry; and if such building or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.

If such entry is refused, the code official shall have recourse to every remedy provided by law to secure entry. Owners, occupants or any other persons having charge, care or control of any building or premises, shall, after proper request is made as herein provided, promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

107.4 Compliance with orders and notices.

107.4.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, such corrective orders or notices shall be complied with by the owner.

107.4.2 Compliance with tags. A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 107.4.1.

107.4.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

107.4.4 Citations. Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

107.4.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

SECTION 108 CERTIFICATE OF COMPLETION

No building, structure or premises shall be used or occupied, and no change in the existing occupancy classification of a building, structure, premise or portion thereof shall be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the certificate of completion indicating that the project is in compliance with this code has been issued by the code official.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter, and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

APPROVED. Approval by the code official as the result of review, investigation or tests conducted by the code official or by reason of accepted principles or tests by national authorities, or technical or scientific organizations.

BRUSH, SHORT. Low-growing species that reach heights of 1 to 3 feet. Sagebrush, snowberry and rabbitbrush are some varieties.

BRUSH, TALL. Arbor-like varieties of brush species and/or short varieties of broad-leaf trees that grow in compact groups or clumps. These groups or clumps reach heights of 4 to 20 feet. In Utah, this includes primary varieties of oak, maples, chokecherry, serviceberry and mahogany, but may also include other species.

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING OFFICIAL. The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

CERTIFICATE OF COMPLETION. Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

DRIVEWAY. A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures, or more than five dwelling units.

FIRE AREA. The floor area, in square feet (square meters), used to determine the adequate water supply.

FIRE CHIEF. The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

FIRE PROTECTION PLAN. A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

FIRE WEATHER. Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

FLAME SPREAD RATING. As used herein refers to rating obtained according to tests conducted as specified by a nationally recognized standard.

FUEL BREAK. An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

FUEL, HEAVY. Vegetation consisting of round wood 3 inches (76 mm) or larger in diameter. The amount of fuel (vegetation) would be 6 tons per acre or greater.

FUEL, LIGHT. Vegetation consisting of herbaceous and round wood less than 1/4 inch (6.4 mm) in diameter. The amount of fuel (vegetation) would be 1/2 ton to 2 tons per acre.

FUEL, MEDIUM. Vegetation consisting of round wood 1/4 to 3 inches (6.4mm to 76 mm) in diameter. The amount of fuel (vegetation) would be 2 to 6 tons per acre.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

FUEL MOSAIC. A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

FUEL-LOADING. The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel loading may be referenced to fuel size or timelag categories, and may include surface fuels or total fuels.

GREENBELT. A fuel break designated for a use other than fire protection.

HAZARDOUS MATERIALS. As defined in the *International Fire Code*.

HEAVY TIMBER CONSTRUCTION. As described in the *International Building Code*.

INSURANCE SERVICES OFFICE (ISO). An agency that recommends fire insurance rates based on a grading schedule that incorporates evaluation of fire fighting resources and capabilities.

LEGISLATIVE BODY. The governing body of the political jurisdiction administering this code.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered noncombustible within the meaning of this section.
2. Material having a structural base of noncombustible material as defined in Item 1 above, with a surfacing material not over $\frac{1}{8}$ inch (3.2 mm) thick, which has a flame-spread rating of 50 or less. Flame-spread rating as used herein refers to rating obtained according to tests conducted as specified in ASTM E 84.

“Noncombustible” does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Item 1. No material shall be classed as noncombustible that is subject to increase in combustibility or flame-spread rating, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

NONCOMBUSTIBLE ROOF COVERING. One of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.

4. Slate shingles.

5. Clay or concrete roofing tile.

6. Approved roof covering of noncombustible material.

SLOPE. The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some manner.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

UNENCLOSED ACCESSORY STRUCTURE. An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

WILDFIRE. An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND. An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

WILDLAND URBAN INTERFACE. The line, area or zone where structures or other human development (including critical infrastructure that if destroyed would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

CHAPTER 3

WILDLAND-URBAN INTERFACE AREAS

SECTION 301 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

301.1 Declaration. The legislative body shall declare the wildland-urban interface areas within the jurisdiction. The urban-wildland interface areas shall be based on the maps created in accordance with Section 301.

301.2 Mapping. In cooperation, the code official and the Division of Forestry, Fire and State Lands (FFSL) wildfire representative (per participating agreement between county and FFSL) will create or review Wildland-Urban Interface Area maps, to be recorded and filed with the clerk of the jurisdiction. These areas shall become effective immediately thereafter.

301.3 Review of wildland-urban interface areas. The code official and the FFSL wildfire representative shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 301.1 on a three-year basis or more frequently as deemed necessary by the legislative body.

CHAPTER 4

WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

SECTION 401
GENERAL

401.1 Scope. Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

401.2 Objective. The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

401.3 General safety precautions. General safety precautions shall be in accordance with this chapter. See also Appendix A.

SECTION 402
APPLICABILITY**402.1 Subdivisions.**

402.1.1 Access. New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

402.1.2 Water supply. New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

402.2 Individual structures.

402.2.1 Access. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with the *International Fire Code* and driveways in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

402.2.2 Water supply. Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m²).

SECTION 403
ACCESS

403.1 Restricted access. Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type approved by the code official and shall contain keys to gain necessary access as required by the code official.

403.2 Driveways. Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm). Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

A driveway shall not serve in excess of five dwelling units.

Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

Driveway turnouts shall be an all-weather road surface at least 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

403.3 Fire apparatus access road. When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles to protect structures and wildlands within the jurisdiction.

403.4 Marking of roads. Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof or both.

All road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with 1/2 inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

403.5 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the code official to prevent obstruction.

403.6 Address markers. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

403.7 Grade. The gradient for fire apparatus access roads and driveways shall not exceed the maximum approved by the code official. It will be up to the code official to ascertain the standard based on local fire equipment grade not to exceed 12 percent.

SECTION 404 WATER SUPPLY

404.1 General. When provided in order to qualify as a conforming water supply for the purpose of Table 503.1, an approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.

404.2 Water sources. The point at which a water source is available for use shall be located not more than 1,000 feet (305 m) from the building and be approved by the code official. The distance shall be measured along an unobstructed line of travel.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an approved hydrant. The water level of the water source shall be maintained by rainfall, water pumped from a well, water hauled by a tanker, or by seasonal high water of a stream or river. The design, construction, location, water level maintenance, access, and access maintenance of man-made water sources shall be approved by the code official.
2. Natural water sources shall have a minimum annual water level or flow sufficient to meet the adequate water supply needs in accordance with Section 404.5. This wa-

ter level or flow shall not be rendered unusable because of freezing. This water source shall have an approved draft site with an approved hydrant. Adequate water flow and rights for access to the water source shall be ensured in a form acceptable to the code official.

404.3 Draft sites. Approved draft sites shall be provided at all natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway no longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

404.4 Hydrants. All hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official.

404.5 Adequate water supply. Adequate water supply shall be determined for purposes of initial attack and flame front control by the local jurisdiction. NFPA 1142 may be used as a reference.

404.6 Fire department. The water system required by this code can only be considered conforming for purposes of determining the level of ignition-resistant construction (see Table 503.1).

404.7 Obstructions. Access to all water sources required by this code shall be unobstructed at all times. The code official shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

404.8 Identification. Water sources, draft sites, hydrants and fire protection equipment shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions.

404.9 Testing and maintenance. Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Code official shall establish a periodic testing schedule. Costs are to be covered by the water provider. All such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards. Mains and appurtenances shall be installed in accordance with NFPA 24. Water tanks for private fire protection shall be installed in accordance with NFPA 22. The costs are to be covered by the water provider.

404.10 Reliability.

404.10.1 Objective. The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems.

404.10.2 Clearance of fuel. Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

404.10.3 Standby power. Stationary water supply facilities within the wildland-urban interface area dependent on electrical power supplied by power grid to meet adequate water supply demands shall provide functional standby power systems in accordance with the ICC *Electrical Code* to ensure that an uninterrupted water supply is maintained. The standby power source shall be capable of providing power for a minimum of two hours.

Exceptions: When approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground or there is an on-site generator.

SECTION 405 FIRE PROTECTION PLAN

405.1 Purpose. The plan is to provide a basis to determine overall compliance with this code, for determination of Ignition Resistant Construction (IRC) (see Table 503.1) and for determining the need for alternative materials and methods.

405.2 General. When required by the code official, a fire protection plan shall be prepared and approved prior to the first building permit issuance or subdivision approval.

405.3 Content. The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

405.4 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

405.5 Plan retention. The fire protection plan shall be retained by the code official.

CHAPTER 5

SPECIAL BUILDING CONSTRUCTION REGULATIONS

SECTION 501
GENERAL

501.1 Scope. Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

Exceptions:

1. Accessory structures not exceeding 120 square feet (11 m²) in floor area when located at least 50 feet (15 240 mm) from buildings containing habitable spaces.
2. Agricultural buildings at least 50 feet (15 240 mm) from buildings containing habitable spaces.

501.2 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical fire weather, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code*, from the various levels of hazards.

SECTION 502
FIRE HAZARD SEVERITY

The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban

interface areas shall be established in accordance with Appendix C.

The fire hazard severity is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix B.

SECTION 503
IGNITION-RESISTANT CONSTRUCTION

503.1 General. Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with Table 503.1. Class 1, Class 2 or Class 3 ignition-resistant construction shall be in accordance with Sections 504, 505 and 506, respectively.

SECTION 504
CLASS 1 IGNITION-RESISTANT CONSTRUCTION

504.1 General. Class 1 ignition-resistant construction shall be in accordance with Section 504.

504.2 Roof covering. Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

TABLE 503.1
IGNITION-RESISTANT CONSTRUCTION^a

DEFENSIBLE SPACE ^c	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply ^b		Water Supply ^b		Water Supply ^b	
	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e	Conforming ^d	Nonconforming ^e
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

a. Access shall be in accordance with Section 402.

b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.

IR 1 = Ignition-resistant construction in accordance with Section 504.

IR 2 = Ignition-resistant construction in accordance with Section 505.

IR 3 = Ignition-resistant construction in accordance with Section 506.

N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

c. Conformance based on Section 603.

d. Conformance based on Section 404.

e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

504.3 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistance-rated construction. Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

504.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

504.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

504.6 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

504.7 Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

504.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

504.9 Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1³/₄ inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

Exception: Vehicle access doors.

504.10 Vents. Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

504.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 504.2 for roof requirements.

SECTION 505

CLASS 2 IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class 2 ignition-resistant construction shall be in accordance with Section 505.

505.2 Roof covering. Roofs shall have at least a Class A roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

505.3 Protection of eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of 3/4 inch (19 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

505.4 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.5 Exterior walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

505.7 Appendages and projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-re-

sistance-rated construction, heavy timber construction or constructed with approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

505.8 Exterior glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

505.9 Exterior doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1³/₄-inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle access doors.

505.10 Vents. Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

505.11 Detached accessory structures. Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

Exception: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 505.2 for roof requirements.

SECTION 506

CLASS 3 IGNITION-RESISTANT CONSTRUCTION

506.1 General. Class 3 ignition-resistant construction shall be in accordance with Section 506.

506.2 Roof covering. Roofs shall have at least a Class A roof covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

506.3 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

506.4 Vents. Attic ventilation openings, soffit vents, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

SECTION 507

REPLACEMENT OR REPAIR OF ROOF COVERINGS

The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.

CHAPTER 6

FIRE PROTECTION REQUIREMENTS

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within wildland-urban interface areas.

601.2 Objective. The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

SECTION 602 AUTOMATIC FIRE SPRINKLER SYSTEMS DELETED

SECTION 603 DEFENSIBLE SPACE

603.1 Objective. Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a defensible space.

603.2 Fuel modification. In order to qualify as a conforming defensible space for individual buildings or structures on a property, fuel modification shall be provided within a distance from buildings or structures as specified in Table 603.2. For all other purposes, the fuel modification distance shall not be less than 30 feet (9144 mm) or to the property line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 may be modified by the code official because of a

site-specific analysis based on local conditions and the fire protection plan.

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). Deadwood and litter shall be regularly removed from trees.

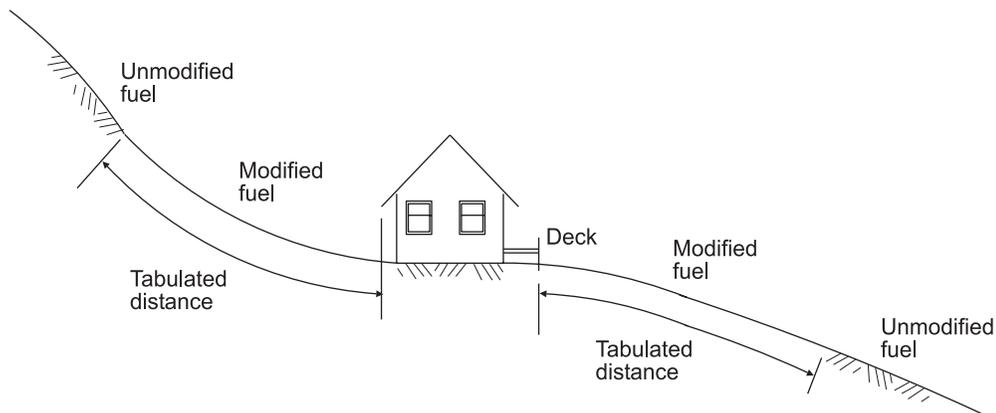
Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

**TABLE 603.2
REQUIRED DEFENSIBLE SPACE**

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet)
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

603.3 Community fuel modification zones. Fuel modification zones to protect new communities shall be provided when required by the code official in accordance with Section 603, in order to reduce fuel loads adjacent to communities and structures.



**FIGURE 603.2
MEASUREMENTS OF FUEL MODIFICATION DISTANCE**

603.3.1 Land ownership. Fuel modification zone land used to protect a community shall be under the control of an association or other common ownership instrument for the life of the community to be protected.

603.3.2 Fuel modification zone plans. Fuel modification zone plans shall be approved prior to fuel modification work and shall be placed on a site grading plan shown in plan view. An elevation plan shall also be provided to indicate the length of the fuel modification zone on the slope. Fuel modification zone plans shall include, but not be limited to the following:

1. Plan showing existing vegetation.
2. Photographs showing natural conditions prior to work being performed.
3. Grading plan showing location of proposed buildings and structures, and set backs from top of slope to all buildings or structures.

**SECTION 604
MAINTENANCE OF DEFENSIBLE SPACE**

604.1 General. Defensible spaces required by Section 603 shall be maintained annually, or as necessary in accordance with Section 604.

604.2 Modified area. Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

604.3 Responsibility. Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of defensible spaces. Maintenance of the defensible space shall include modifying or removing nonfire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

604.4 Trees. Individual trees and/or small clumps of trees or brush crowns, extending to within 10 feet (3048 mm) of any structure, shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

Portions of tree crowns that extend within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

Deadwood and litter shall be regularly removed from trees.

**SECTION 605
SPARK ARRESTERS**

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding 1/2 inch (12.7 mm).

The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.

**SECTION 606
LIQUEFIED PETROLEUM GAS INSTALLATIONS**

606.1 General. The storage of LP-gas and the installation and maintenance of pertinent equipment shall be in accordance with the *International Fire Code* or, in the absence thereof, recognized standards.

606.2 Location of containers. LP-gas containers shall be located within the defensible space in accordance with the *International Fire Code*.

**SECTION 607
STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS**

Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be located a minimum of 30 feet (9144 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.

APPENDIX A

GENERAL REQUIREMENTS (optional)

SECTION A101 GENERAL

A101.1 Scope. The provisions of this appendix establish general requirements applicable to new and existing properties located within urban-wildland interface areas.

A101.2 Objective. The objective of this appendix is to provide necessary fire-protection measures to reduce the threat of wild-fire in an urban-wildland interface area and improve the capability of controlling such fires.

SECTION A102 VEGETATION CONTROL

A102.1 General. Vegetation control shall comply with this section.

A102.2 Clearance of brush or vegetative growth from roadways. The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of nonfire-resistive vegetative growth.

Exception: Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines.

A102.3.1 General. Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Section A102.3.

Exception: Section A102.3 does not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

A102.3.2 Support clearance. Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an approved program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

Exception: Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

A102.3.3 Electrical distribution and transmission line clearances.

A102.3.3.1 General. Clearances between vegetation and electrical lines shall be in accordance with Section A102.3.3.

A102.3.3.2 Trimming clearance. At the time of trimming, clearances not less than those established by Table A102.3.3.2 shall be provided. The radial clearances shown below are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

**TABLE A102.3.3.2
MINIMUM CLEARANCES BETWEEN VEGETATION
AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400-72,000	4
72,001-110,000	6
110,001-300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.2 when evidence substantiating such other clearances is submitted to and approved by the code official.

A102.3.3.3 Minimum clearance to be maintained. Clearances not less than those established by Table A102.3.3.3 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.3 when evidence substantiating such other clearances is submitted to and approved by the code official.

**TABLE A102.3.3.3
MINIMUM CLEARANCES BETWEEN VEGETATION AND
ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750-35,000	6
35,001-60,000	12
60,001-115,000	19
115,001-230,000	30.5
230,001-500,000	115

For SI: 1 inch = 25.4 mm.

A102.3.3.4 Electrical power line emergencies. During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency

can include situations such as trees falling into power lines, or trees in violation of Table A102.3.3.3.

A102.4 Correction of condition. The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

SECTION A103 ACCESS RESTRICTIONS

A103.1 Restricted entry to public lands. The code official is authorized to determine and publicly announce when urban-wildland interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of urban-wildland interface areas, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the urban-wildland interface area is closed to entry, is prohibited.

Exceptions:

1. Residents and owners of private property within urban-wildland interface areas and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

A103.2 Trespassing on posted private property.

A103.2.1 General. When the code official determines that a specific area within an urban-wildland interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.2.

A103.2.2 Signs. Approved signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

A103.2.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

A103.3 Use of fire roads and defensible space. Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or defensible space.

Exception: Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or defensible spaces, unless located 16 feet (4877 mm) or more above such fire road or defensible space.

A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles. Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within urban-wildland interface areas, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

A103.5 Tampering with locks, barricades, signs and address markers. Locks, barricades, seals, cables, signs and address markers installed within urban-wildland interface areas, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

SECTION A104 IGNITION SOURCE CONTROL

A104.1 General. Ignition sources shall be in accordance with Section A104.

A104.2 Objective. Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

A104.3 Clearance from ignition sources. Clearance between ignition sources and grass, brush or other combustible materials shall be maintained a minimum of 30 feet (9144 mm).

A104.4 Smoking. When required by the code official, signs shall be posted stating NO SMOKING. No person shall smoke within 15 feet (4572 mm) of combustible materials or nonfire-resistant vegetation.

Exception: Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

A104.5 Equipment and devices generating heat, sparks or open flames. Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in urban-wildland interface areas without a permit from the code official.

Exception: Use of approved equipment in habitated premises or designated campsites that are a minimum of 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

A104.6 Fireworks. Fireworks shall not be used or possessed in urban-wildland interface areas.

Exception: Fireworks allowed by the code official under permit in accordance with the *International Fire Code* when not prohibited by applicable local or state laws, ordinances and regulations.

The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.

A104.7 Outdoor fires.

A104.7.1 General. No person shall build, ignite or maintain any outdoor fire of any kind for any purpose in or on any urban-wildland interface area, except by the authority of a written permit from the code official.

Exception: Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet (9144 mm) from any combustible material or nonfire-resistive vegetation.

A104.7.2 Permits. Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under the following conditions:

1. When high winds are blowing,
2. When a person 17 years old or over is not present at all times to watch and tend such fire, or
3. When a public announcement is made that open burning is prohibited.

A104.7.3 Restrictions. No person shall use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills. Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in urban-wildland interface areas without approval of the code official.

Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrestor, screen or door.

Exception: When approved by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

A104.9 Reckless behavior. The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

A104.10 Planting vegetation under or adjacent to energized electrical lines. No vegetation shall be planted under or adjacent to energized power lines that, at maturity, shall grow within 10 feet (3048 mm) of the energized conductors.

SECTION A105 CONTROL OF STORAGE

A105.1 General. In addition to the requirements of the *International Fire Code*, storage and use of the materials shall be in accordance with Section A105.

A105.2 Hazardous materials. Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m³) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

A105.3 Explosives. Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within urban-wildland interface areas, except by permit from the code official.

A105.4 Combustible materials.

A105.4.1 General. Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

A105.4.2 Individual piles. Individual piles shall not exceed 5,000 square feet (465 m²) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m³) in volume or 10 feet (3048 mm) in height.

A105.4.3 Separation. A clear space of at least 40 feet (12192 mm) shall be provided between piles. The clear space shall not contain combustible material or nonfire-resistive vegetation.

SECTION A106 DUMPING

A106.1 Waste material. Waste material shall not be placed, deposited or dumped in urban-wildland interface areas, or in, on or along trails, roadways or highways or against structures in urban-wildland interface areas.

Exception: Approved public and approved private dumping areas.

A106.2 Ashes and coals. Ashes and coals shall not be placed, deposited or dumped in or on urban-wildland interface areas.

Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from nonfire-resistive vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from nonfire-resistive vegetation or structures.

SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

A107.1 General. The reliability of the water supply shall be in accordance with Section A107.

A107.2 Objective. The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

A107.3 Fuel modification area. Water storage and pumping facilities shall be provided with a defensible space of not less than 30 feet (9144 mm) clear of nonfire-resistive vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this defensible

space are responsible for clearing and removing nonfire-resistive vegetation and maintaining the defensible space on the property owned, leased or controlled by said person.

A107.4 Trees. Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

A107.5 Protection of electrical power supplies. When electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for a minimum of two hours in accordance with the ICC *Electrical Code*.

Exception: A standby power source is not required where the primary power service to pumps are underground as approved by the code official.

SECTION A108 LAND USE LIMITATIONS

A108.1 General. Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

A108.2 Objective. The increased public use of land or structures in urban-wildland interface areas also increases the potential threat to life safety. The provisions of this section are intended to reduce that threat.

A108.3 Permits. Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated urban-wildland interface area, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

A108.4 Access roadways. In addition to the requirements in Section 403, access roadways shall be a minimum of 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

When required by the code official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

APPENDIX B

VEGETATION MANAGEMENT PLAN

Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall in-

clude removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.

3. A plan for maintaining the proposed fuel-reduction measures.

To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.

UTAH FIRE RESISTIVE SPECIES

*Adapted from "Utah Forest Facts: Firewise Plants for Utah Landscapes"
Utah State University Extension, 2002*

Grasses

Agropyron cristatum (Crested Wheatgrass)
Agropyron smithii (Western Wheatgrass)
Buchloe dactyloides (Buffalograss)
Dactylis glomerata (Orchardgrass)
Festuca cinerea and other species (Blue Fescue)
Lolium species (Rye Grass)
Poa pratensis (Kentucky Bluegrass)
Poa secunda (Sandberg Bluegrass)

Herbaceous Perennials

Achillea clavennae (Silvery Yarrow)
Achillea filipendulina (Fernleaf Yarrow)
Achillea - other species & hybrids (Yarrow)*
Aquilegia - species & hybrids (Columbine)
Armeria maritime (Sea Pink, Sea Thrift)
Artemisia stelleriana (Beach Wormwood, Dusty Miller)
Artemisia - other species & hybrids (Various names)*
Bergenia – species & hybrids (Bergenia)
Centranthus ruber (Red Valerian, Jupiter’s Beard)
Cerastium tomentosum (Snow-in-summer)
Coreopsis auriculata var. *Nana* (Dwarf Mouse Ear Coreopsis)
Coreopsis – other perennial species (Coreopsis)
Delosperma nubigenum (Hardy Ice Plant)
Dianthus plumarius & others (Pinks)
Erigeron hybrids (Fleabane)*
Gaillardia X grandiflora (Blanket Flower)
Geranium cinereum (Hardy Geranium)
Geranium sanguineum (Bloody Cranesbill, Bloodred Geranium)

Geranium species (Geranium)
Hemerocallis species (Daylily)
Heuchera sanguinea (Coral Bells, Alum Root)
Iberis sempervirens (Evergreen Candytuft)
Iris species & hybrids (Iris)
Kniphofia species & hybrids (Red-hot Poker)
Lavandula species (Lavender)
Leucanthemum X superbum (Shasta Daisy)
Limonium latifolium (Sea-lavender, Statice)
Linum species (Flax)
Liriope spicata (Lily-turf)
Lupinus species & hybrids (Lupine)*
Medicago sativus (Alfalfa)
Oenothera species (Primrose)
Papaver species (Poppy)
Penstemon species & hybrids (Penstemon)
Perovskia atriplicifolia (Russian Sage, Azure Sage)
Potentilla nepalensis (Nepal Cinquefoil)
Potentilla tridentata (Wineleaf Cinquefoil)
Potentilla verna (tabernaemontani) (Spring Cinquefoil; Creeping Potentilla)
Potentilla – other non-shrubby species & hybrids (Cinquefoil, Potentilla)*
Salvia species & hybrids (Salvia, Sage)*
Sedum species (Stonecrop, Sedum)
Sempervivum tectorum (Hen and Chicks)
Stachys byzantina (Lamb’s Ear)
Yucca filamentosa (Yucca)

continued

Shrubs and Woody Vines

Atriplex species (Saltbush)
Ceanothus americanus (New Jersey Tea)
Ceanothus ovatus & others (Ceanothus)
Cistus species (Rock-rose)
Cotoneaster dammeri (Bearberry Cotoneaster)
Cotoneaster horizontalis (Rockspray or Rock Cotoneaster)
Cotoneaster – other compact species (Cotoneaster)
Hedera helix (English Ivy)
Lonicera species & hybrids (Honeysuckle)
Mahonia repens (Creeping Oregon Grape)
Parthenocissus quinquefolia (Virginia Creeper)
Prunus besseyi (Sand Cherry)
Purshia tridentata (Bitterbrush, Antelope Bitterbrush)
Pyracantha species (Firethorn, Pyracantha)
Rhamnus species (Buckthorn)
Rhus trilobata (Skunkbush Sumac)
Rhus – other species (Sumac)
Ribes species (Currant, Gooseberry)
Rosa rugosa & other hedge roses (Rugosa Rose)
Shepherdia canadensis (Russet Buffaloberry)
Syringa vulgare (Lilac)
Vinca major (Large Periwinkle)
Vinca minor (Dwarf Periwinkle, Common Periwinkle)

Trees

Acer species (Maple)
Betula species (Birch)
Cercis canadensis (Eastern Redbud)
Populus tremuloides (Quaking Aspen)
Populus – other species (Poplar, Cottonwood)
Salix species (Willow)

**** Plants or groups of plants marked with an asterisk (*) can become weedy in certain circumstances, and may even be noxious weeds with legal restrictions against their planting and cultivation. Check with your local Extension office or State Department of Agriculture for information on noxious weeds in your area.***

Note: Some of the listed plants may not be considered “water-wise” or drought-tolerant for arid climates.

APPENDIX C

FIRE HAZARD SEVERITY FORM

This appendix is to be used to determine the fire hazard severity.

A. Subdivision Design	Points		
1. Ingress/Egress		C. Topography	
Two or more primary roads	1__	Located on flat, base of hill, or setback at crest of hill	1__
One road	10__	On slope with 0-20% grade	5__
One-lane road in, one-lane road out	15__	On slope with 21-30% grade	10__
		On slope with 31% grade or greater	15__
2. Width of Primary Road		At crest of hill with unmitigated vegetation below	20__
20 feet or more	1__		
Less than 20 feet	5__		
		D. Roofing Material	
3. Accessibility		Class A Fire Rated	1__
Road grade 5% or less	1__	Class B Fire Rated	5__
Road grade 5-10%	5__	Class C Fire Rated	10__
Road grade greater than 10%	10__	Nonrated	20__
		E. Fire Protection—Water Source	
4. Secondary Road Terminus		500 GPM hydrant within 1,000 feet	1__
Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater	1__	Hydrant farther than 1,000 feet or draft site	5__
Cul-de-sac turnaround	5__	Water source 20 min. or less, round trip	10__
Dead-end roads 200 feet or less in length	8__	Water source farther than 20 min., and 45 min. or less, round trip	15__
Dead-end roads greater than 200 feet in length	10__	Water source farther than 45 min., round trip	20__
		F. Siding and Decking	
5. Street Signs		Noncombustible siding/deck	1__
Present but unapproved	3__	Combustible siding/no deck	5__
Not present	5__	Noncombustible siding/combustible deck	10__
		Combustible siding and deck	15__
B. Vegetation (IUWIC Definitions)		G. Utilities (gas and/or electric)	
1. Fuel Types		All underground utilities	1__
Surface		One underground, one aboveground	3__
Lawn/noncombustible	1__	All aboveground	5__
Grass/short brush	5__		
Scattered dead/down woody material	10__	Total for Subdivision	
Abundant dead/down woody material	15__	Moderate Hazard	50–75
Overstory		High Hazard	76–100
Deciduous trees (except tall brush)	3__	Extreme Hazard	101+
Mixed deciduous trees and tall brush	10__		
Clumped/scattered conifers and/or tall brush	15__		
Contiguous conifer and/or tall brush	20__		
2. Defensible Space			
70% or more of lots completed	1__		
30% to 70% of lots completed	10__		
Less than 30% of lots completed	20__		

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**APPLE VALLEY
ORDINANCE O-2026-03**

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

SECTION 1: **AMENDMENT** “2.10.050 Compensation Schedule” of the Apple Valley Municipal Code is hereby *amended* as follows:

AMENDMENT

2.10.050 Compensation Schedule

Utah State Code Requires that municipalities fix by ordinance, after public hearing the compensation schedule for elected officials.

A. Town Council:

1. Shall be paid a per meeting stipend for each duly-called and advertised regular and special meeting of the Town Council that is actually attend, as set by ordinance after public hearing. , The amount of the meeting stipend is set at ~~\$2~~100.00;
2. Town Council Members may receive reimbursement for authorized travel expenses, upon proper presentation of receipts. Members shall be deemed volunteers for purposes of Town ordinances, rules, regulations and policies concerning personnel; provided, however, they shall be included in the definition of "employee" for purposes of the Utah Governmental Immunity Act as set forth in Utah Code Annotated section 63G-7-102 et seq., as amended.
- ~~3. Town Council members may receive an additional stipends related to their water and trash service. This stipend shall be paid through the Town's payroll system as taxable income, with applicable federal, state, and FICA withholdings applied.
Water Stipend is set at \$75.00 per month. Trash Stipend is set at \$14.30 per month~~

SECTION 2: **AMENDMENT** “2.14.030 Establishment Of Municipal Planning Commission” of the Apple Valley Municipal Code is hereby *amended* as follows:

AMENDMENT

2.14.030 Establishment Of Municipal Planning Commission

Pursuant to Title 10, Chapter 9a of the Utah Code Annotated, Apple Valley hereby establishes a municipal planning commission, which is comprised of five (5) regular members, one of which may be a town council member, and up to three (3) alternate members, which shall be appointed by the mayor, with the advice and consent of the town council. Each planning commissioner shall be a resident of and qualified elector in the township, and shall remain a resident and qualified elector. Not less than three (3) members constitute a quorum. Alternate members may be called to fill a quorum when there are insufficient regular members available. The members of the planning commission, whether regular or alternate members, shall serve without compensation, except as provided herein:

A. Members of the planning commission

1. Shall be paid per meeting for each duly-called and advertised regular and special meeting of the planning commission that they attend, as set by ordinance after public hearing. The amount of the meeting stipend is \$5100.00;
2. Planning Commissioners may receive reimbursement for authorized travel expenses, upon proper presentation of receipts. Members and alternate members shall be deemed volunteers for purposes of Town ordinances, rules, regulations and policies concerning personnel; provided, however, they shall be included in the definition of "employee" for purposes of the Utah Governmental Immunity Act as set forth in Utah Code Annotated section 63G-7-102 et seq., as amended.
- ~~3. Planning Commission members may receive an additional stipend related to their trash service. This stipend shall be paid through the Town's payroll system as taxable income, with applicable federal, state, and FICA withholdings applied. a. Trash Stipend is set at \$14.30 per month.~~

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: 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 5: EFFECTIVE DATE This Ordinance shall be in full force and effect from February 18, 2026.

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

FY2026 Budget Amendment - Feb 2026

<u>10 GENERAL FUND</u>	2023 Actual	2024 Actual	2025 Actual	FY2026 ORIGINAL BUDGET	FY2026 AMENDED BUDGET
REVENUE					
Taxes					
3110 General Property Taxes-Current	140,189	136,661	173,808	195,000	195,000
3130 General Sales and Use Taxes	173,713	196,000	213,534	204,325	204,325
3140 Energy and Communication Taxes	42,108	45,700	55,868	45,000	45,000
3150 RAP Tax	17,593	18,500	18,837	18,000	18,000
3160 Transient Taxes	14,756	18,000	23,780	18,000	18,000
3180 Fuel Tax Refund	938	1,000	0	0	0
3190 Highway/Transit Tax	16,237	17,100	20,168	17,100	17,100
Total Taxes	405,534	449,361	505,995	497,425	497,425
Licenses and Permits					
3210 Business Licenses	9,191	9,500	19,916	10,500	10,500
3221 Building Permits-Fee	46,124	45,000	42,644	45,000	45,000
3222 Building Permits-Non Surcharge	6,644	6,750	13,886	7,750	7,750
3224 Building Permits Surcharge	(110.00)	450	59	100	100
3225 Animal Licenses	800	800	543	500	500
Total Licenses and Permits	62,649	62,500	77,048	63,850	63,850
Intergovernmental Revenue					
3356 Class C" Road Allotment	107,947	137,000	130,767	112,000	112,000
3358 Liquor control profits	1,037	1100	1485	1100	1100
Total Intergovernmental Revenue	108,984	148,100	132,252	113,100	113,100
Charges for Services					
3230 Special Event Permit	2,480	4500	8150	1000	1000
3410 Clerical Services	334	400	344	400	400
3416 Other Interdepartmental Charges		18771	47000	0	0
3431 Zoning and Subdivision Fees	24,734	20,000	59,367	20,000	20,000
3440 Solid Waste	52,113	61,000	48,701	51,000	51,000
3440.5 Paperless Bill Credit			-3,398	-3,000	-3,000
3441 Storm Drainage	42,274	49,000	51,352	49,000	49,000
3461 GRAMA Requests	352	500	23	100	100

3470 Park and Recreation Fees	175	100	0	100	100
3615 Late Charges/Other Fees	(1,766)	2,500	552	1,000	1,000
Total Charges for Services	120,696	602,571	212,091	119,600	119,600
<hr/>					
Fines and Forfeitures					
3510 Fines	5,168	5,000	7,885	5,000	5,000
Total Fines and Forfeitures	5,168	5,000	7,885	5,000	5,000
<hr/>					
Interest					
3610 Interest Earnings	25,895	42,200	58,317	45,000	45,000
Total Interest	25,895	42,200	58,317	45,000	45,000
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Miscellaneous Revenue					
3640 Sale of Capital Assets	0	0	0	20,000	20,000
3690 Sundry Revenue	20,089	5,000	6,168	5,000	5,000
3692 Fire Department Fundraisers	1,500	6,500	0	0	0
3697 Park Department Fundraisers	0	800	270	0	0
3801.1 Impact Fees - Fire	5,908	6,800	27,292	6,800	6,800
3801.3 Impact Fees - Roadways	18,620	24,600	23,940	24,600	24,600
3801.6 Impact Fees - Storm water	25,280	31,000	73,256	31,000	31,000
3801.7 Impact Fees - Parks, Trails, OS	5,075	6,600	6,525	6,600	6,600
3801.91 Commercial Impact Fees - Storm Water			4,329	5,000	5,000
3801.92 Commercial Impact Fees - Transportation			13,523	15,000	15,000
3801.93 Commercial Impact Fees - Fire/EMS			58,178	60,000	60,000
Total Miscellaneous Revenue	76,472	81,300	213,481	174,000	174,000
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Total Revenue:	805,398	1,391,032	1,207,069	1,017,975	1,017,975
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EXPENDITURES					
General Government					
Council					
4111.110 Council/PC Salaries and Wages	15,050	21,000	6,987	13,000	13,000
4111.130 Council/PC Employee Benefits	1,419	2,400	1,178	1,000	1,000
4111.210 Council/PC Travel Reimbursement	0	1,500	0	0	0
4111.220 Council/PC Training	0	1,500	0	0	0
4111.610 Council Donations and Discretionary					
Spending	0	500	0	5,000	5,000
Total Council	16,469	26,900	8,165	19,000	19,000
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Administrative					
4141.110 Admin Salaries and Wages	103,186	99,000	117,173	80,800	80,800
4141.130 Admin Employee Benefits	14,563	17,100	22,942	10,000	10,000
4141.140 Admin Employee Retirement-GASB 68	13,273	7,000	12,210	5,500	5,500
4141.210 Admin Dues, Subs & Memberships	6,826	5,500	12,518	11,000	11,000
4141.220 Admin Public Notices	42	100	1,434	100	100
4141.230 Admin Training	743	1,500	640	1,000	1,000
4141.240 Admin Office/Administrative Expense	16,773	8,000	20,710	15,000	15,000
4141.250 Admin Equipment Expenses	17,941	10,000	20,281	13,000	13,000
4141.260 Admin Building & Ground Maintenance	5,903	4,500	12,659	4,500	4,500
4141.270 Admin Utilities	7,238	7,600	17,006	18,000	18,000
4141.280 Admin Telephone and Internet	7,711	8,100	5,410	5,000	5,000
4141.290 Admin Postage	2,762	3,700	3,450	3,700	3,700
4141.320 Admin Engineering/Professional Fees	8,133	3,500	6,156	1,000	1,000
4141.330 Admin Legal	48,307	50,000	38,142	40,000	80,000
4141.335 Prior Year Legal Fees Accrued				0	50,000
4141.340 Admin Accounting & Auditing	4,400	29,400	36,425	30,000	30,000
4141.350 Building Fees-Inspector/85% Surcharge	37,617	30,000	32,559	27,000	27,000
4141.390 Admin Bank Service Charges	140	200	135	200	200
4141.410 Admin Insurance	15,526	16,000	14,723	16,000	16,000
4141.490 Admin Travel Reimbursements	1402	1,500	2,271	2,000	2,000
4141.500 Admin Weed Abatement	0	1,500	2,415	0	0
4141.610 Bad Debt Expense	2026	250	-20	0	0
4141.740 Admin Capital Outlay	-	0	0	0	0
4170 Elections	0	1,500	0	1,500	1,500
Total Administrative	314,512	305,950	379,239	285,300	340,300
Total General Government	330,981	332,850	387,404	304,300	359,300
Public Safety					
Police					
4210.110 Police Salaries & Wages/Contract	15,000	15,000	11,763	30,000	30,000
Total Police	15,000	15,100	11,763	30,100	30,000

Fire					
4220.110 Fire Salaries & Wages	35,904	67,200	62,187	94,000	70,000
4220.130 Fire Employee Benefits	2,965	13,600	7,464	6,000	12,000
4220.135 Fire Employee Retirement - GASB 68	5,920	8,100	10,589	9,100	11,100
4220.150 Fire Contract Expense	0	1,500	3,492	4,000	4,000
4220.210 Fire Dues, Subscriptions & Memberships	569	600	2,125	1,800	1,800
4220.230 Fire Travel, Mileage & Cell	300	600	1,775	600	600
4220.240 Fire Office Expenses	495	500	2,634	2,000	2,000
4220.250 Fire Equipment Maintenance & Repairs	9,476	11,000	15,282	8,000	8,000
4220.255 Fire Improvements			1,260	1,500	1,500
4220.260 Fire Rent Expense	0	-	6,000	6,000	6,000
4220.360 Fire Training	3844	13,100	1,352	2,100	2,100
4220.450 Fire Small Equip/Supplies	6,159	15,000	13,302	15,000	15,000
4220.455 EMS Medical Supplies			2,215	3,000	3,000
4220.460 Fire Supplies-Fundraisers	38	500	0	500	500
4220.465 Fire Gear	4,275	15,000	8,910	10,000	10,000
4220.480 Fire Mitigation MOU Expenditures	0	15000	0	15000	15,000
4220.560 Fire Equipment Fuel	1,826	4,000	3,663	2,500	2,500
4220.740 Fire Capital outlay	17,960	0	172,081	135,000	135,000
Total Fire	101,722	170,725	314,331	316,100	300,100
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Total Public Safety	116,722	185,825	326,094	346,200	330,100
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Highways and Public Improvements					
Highways					
4410.110 Road Wages and Contract Labor	1,225	15,200	3,367	3,000	3,000
4410.130 Road Employee Benefits	94	1750	256	200	200
4410.275 Road Improvements			850	100000	100,000
4410.450 Road Department Supplies	10,287	45,000	1,453	1,000	1,000
4410.560 Road Equipment Fuel	1,613	5,000	0	0	0
4410.810 Road Principal	54,409	35,000	36,000	36,000	36,000
4410.820 Road Interest	29,433	28,150	27,243	27,275	27,275
4415.110 Public Works Wages and Contract Labor	8,654	30,300	67,918	52,500	52,500
4415.130 Public Works Employee Benefits	731	9400	8627	7500	7500
4415.140 Public Works Employee Retirement - GASB					
68	0	8100	7341	4750	4750
4415.450 Public Works Supplies	3,524	6,000	7,739	6,000	6,000

4415.550 Public Works Equipment Maintenance	2,376	3,000	4,265	3,000	3,000
4415.560 Public Works Equipment fuel	711	2,000	5,383	2,000	2,000
4415.570 Public Works Travel Reimbursement	562	500	0	500	500
4415.610 Public Works Storm Drainage	3,301	5,000	0	0	0
4415.615 Storm Drainage Improvements			5,806	100,000	100,000
4415.740 Public Works Capital Outlay	11000	9,000	13,000	0	0
Total Highways	158,647	210,400	189,248	343,725	343,725
<hr/>					
Sanitation					
4420.460 Solid Waste Service	48,954	60,000	49,510	51,000	51,000
Total Sanitation	48,954	60,000	49,510	51,000	51,000
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Total Highways and Public Improvements	207,601	270,400	238,758	394,725	394,725
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Parks, Recreation, and Public Property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	5,845	5,100	3,356	2,000	2,000
4540.130 Park/Rec Employee Benefits	447	600	256	200	200
4540.250 Park/Rec Department Expenses	927	1000	679	1000	1000
4540.460 Park/Rec Community Events Supplies	2561	4000	1305	4000	4000
4540.740 Parks Capital Outlay	0	0	0	50,000	50,000
4540.745 Park Improvements			1,641	0	0
Total Parks	9,780	10,700	7,237	57,200	57,200
<hr/>					
Total Parks, Recreation, and Public Property	9,780	10,700	7,237	57,200	57,200
<hr/>					
Transfers					
4804 Transfer to Fund Balance	0	92,889	81,228	153,050	114,150
4805 Transfer to Capital Projects	0	265,000	53,072	0	0
4807 Transfer to Assigned Balance - Fire Impact Fees	0	6,800	0	-69,700	-69,700
4809 Transfer to Assigned Balance - Roadway Impact Fees	0	24,600	36,613	-60,400	-60,400
4810 Transfer to Assigned Balance -Storm Water Imp Fees	0	31,000	71,779	-64,000	-64,000
4811 Transfer to Assigned Balance - Parks & Rec Fees	0	6,600	4,884	-43,400	-43,400

Total Transfers	0	616,689	247,576	-84,450	-123,350
Total Expenditures:	665,084	1,416,464	1,207,069	1,017,975	1,017,975
Total Change In Net Position	140,314	-25,432	0	0	0

51 WATER OPERATIONS FUND	2023 ACTUAL	2024 ACTUAL	2025 ACTUAL	FY2026 ORIGINAL BUDGET	FY2026 AMENDED BUDGET
Income or Expense					
Income From Operations:					
Operating Income					
5140 Water Sales	367,516	378,000	669,421	670,000	670,000
5150 Water Standby Fees	42,654	34,840	42,674	32,000	32,000
5310 Connection Fees	5,173	9,000	8,620	6,700	6,700
5410 Late Penalties and Fees	1,323	15,000	4,639	3,000	3,000
5490 Other Operating Income	6,133	2,250	-572	2,250	2,250
Total Operating Income	422,799	439,090	724,782	713,950	713,950
Operating Expense					
6010 Clerical Contractor Labor	-5660	0	258	300	300
6011 Town Payroll Service	9285	29,802	47,000	0	3,000
6013 Water Salaries and Wages	56,247	55,000	61,154	228,300	228,300
6014 Water Benefits	22,257	37,051	22,356	32,500	32,500
6014.5 Water Employee Retirement - GASB 68			0	20,250	20,250
6023 Travel	324	800	0	500	500
6024 Training	0	700	1,333	1,200	1,200
6025 Books/Subscriptions/Memberships	2,609	2,800	4,612	4,000	4,000
6030 Admin Supplies and Expenses	4,351	3,500	2,767	3,000	3,000
6032 Postage	642	700	0	200	200
6035 Bank Service Charges	63	100	3	100	100
6040 Professional Service	-17,021	7,500	1,842	15,000	15,000
6043 Accounting & Audit Fees	19,800	12,000	12,350	10,000	10,000
6044 Water Testing	7,966	7,800	7,559	5,000	5,000
6045 Legal Fees	3,060	7,500	17,706	20,000	20,000
6050 System Maintenance and Repairs	269	7,500	19,186	15,000	15,000
6051 System Equipment	11,361	11,100	5,303	12,000	12,000
6052 Well Maintenance and Repairs	670	7,500	5,602	20,000	20,000

6053 Tank Maintenance and Repairs	85	11,500	434	11,000	11,000
6054 Hydrant Testing & Maintenance			29	0	0
6060 Equipment Costs Other than Fuel	1,087	3,500	6,737	1,000	1,000
6061 Equipment Fuel	2,672	3,500	4,915	6,000	6,000
6067 Utilities	22,779	24,200	24,053	20,000	20,000
6068 Telephone & Internet	0	0	106	0	0
6070 Insurance	2,890	5,000	9,155	12,000	12,000
6095 Depreciation Expense	135,064	135,065	157,449	165,000	165,000
Total Operating Expense	281,047	374,518	411,909	602,350	605,350
Total Income From Operations:	141,752	64,572	312,873	111,600	108,600
Non-Operating Items:					
Non-Operating Income					
5510 Grants	0	1140000	35,200	0	0
5520 Impact Fees	135,976	120,000	126,895	90,000	90,000
5610 Interest Income	726	500	14,688	12,000	12,000
5680 Contributed Capital Revenue			13,470	0	0
5690 Sundry Revenue	0	100	500	500	500
Total Non-operating income	136,702	1,260,600	190,753	102,500	102,500
Non-Operating Expense					
6080 Interest Expense	107,887	85,528	85,467	83,110	83,110
Total Non-Operating Expense	107,887	85,528	85,467	83,110	83,110
Total Non-Operating Items:	28,815	1,175,072	105,286	19,390	19,390
Total Income or Expense Before Debt Service	170,567	1,239,644	418,159	130,990	127,990
Debt Service					
Debt Service-Principal-2013 Water Bond	Jan 2044	\$1,690,000	85000	85,000	85000
Debt Service-Principal-2014A Water Bond	Sep 2054	\$2,115,000	32654	32,654	32654
Debt Service-Principal-2014B Water Bond	Aug 2054	\$271,095	3873	3,873	3873
Debt Service-Principal-Aquifer Study			0	0	0
Debt Service-Principal-Well 59	Oct 2037	\$64,000	4000	4,000	4000
Debt Service-Principal-Canaan Springs	May 2048	\$295,000	11000	11,000	11000
Less Depreciation			-157449	-165,000	-165,000
Total Additional Debt Service	0	0	-20,922	-28,473	-28,473
Total Income or Expense After Debt Service	0	0	\$439,081	\$159,463	\$156,463

Capital Projects				
Canaan Springs/ Webb Pipeline				18,017
Total Capital Projects	0	0	0	18,017
Transfer to Impact Fee Account	126,895	0	0	90,000
Transfer to Savings (For capital improvements, debt payments, infrastructure)	0	159,463	0	48,446
	126895	159,463		138,446
Total Income or Expense	\$312,186	\$0	\$0	\$0

**TOWN OF APPLE VALLEY, UTAH
RESOLUTION NO. R-2026-05**

A RESOLUTION AMENDING THE TOWN OF APPLE VALLEY FISCAL YEAR 2026 BUDGET

WHEREAS, the Town Council of the Town of Apple Valley, Utah, adopted the Fiscal Year 2026 Budget in accordance with Utah law, and

WHEREAS, Utah Code Title 10, Chapter 6, Part 1 authorizes a municipality to amend its adopted budget during the fiscal year, and

WHEREAS, the Town Council has reviewed a proposed budget amendment for Fiscal Year 2026, as reflected in the attached budget worksheet, which adjusts certain revenues and expenditures to more accurately reflect operational needs, including payroll and departmental allocations, and

WHEREAS, the proposed budget amendment does not increase the Town’s total appropriations beyond available revenues and maintains a balanced budget, and

WHEREAS, notice of the proposed budget amendment and public hearing, if required, was provided in accordance with the Utah Open and Public Meetings Act and applicable budget statutes.

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

1. The Fiscal Year 2026 Budget is hereby amended as set forth in the attached FY2026 Budget Amendment Worksheet, which is incorporated by reference.
2. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Town Council of Apple Valley, Utah, this 11th day of February, 2026.

PRESIDING OFFICER

Mike 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	_____	_____	_____	_____

**TOWN OF APPLE VALLEY
ORDINANCE O-2026-05**

AN ORDINANCE AMENDING THE COMPENSATION OF THE FIRE CHIEF OF THE TOWN OF APPLE VALLEY

WHEREAS, the Town Council of the Town of Apple Valley, Utah, has the authority to establish and amend compensation for appointed officers and employees of the Town, and

WHEREAS, the Town Council has reviewed the current compensation structure for the Fire Chief and determined that an adjustment is appropriate to reflect duties, responsibilities, and operational needs, and

WHEREAS, the Town Council desires to increase the Fire Chief’s annual salary while eliminating the existing cell phone stipend due to the Town providing a departmental cell phone.

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

1. Salary Adjustment.

The annual salary of the Fire Chief is hereby increased by five thousand dollars (\$5,000), adjusting the salary from sixty thousand dollars (\$60,000) to sixty-five thousand dollars (\$65,000) per year.

2. Removal of Cell Phone Stipend.

The Fire Chief’s cell phone stipend is hereby eliminated, effective concurrent with the salary adjustment, as the Fire Department is now provided with a departmental cell phone.

3. Budget Consistency.

The compensation changes authorized by this ordinance shall be implemented in accordance with the Town’s adopted budget, as amended.

4. Effective Date.

This ordinance shall take effect upon adoption and publication as required by law.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this 18 day of February, 2026.

PRESIDING OFFICER

Mike Farrar, Mayor

ATTEST:

Jenna Vizcardo, 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	_____	_____	_____	_____



Proposal: Zone Change
Current Zone: OST
Proposed Zone: A-5 (Agricultural)
Acres: 20
Project location: AV-1354-C
Number of Lots: 1
Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

The applicant is proposing to change the zoning from the current OST to a proposed A-5. The property is located at 474 South Coyote Rd (AV-1354-C) and is 20 acres in size. As stated in the application the purpose for the zone change is to prepare for a lot-split. If this application is approved and the applicant wishes to move forward with a lot split, each lot would need to meet the minimum lot size requirement.

The property is currently zoned OST. Surrounding zoning is OST to the north, east and south and OSC to the west. The General Plan for this property is Agricultural. The applicant is asking to change the zone from OST to A-5 which is in line with the General Plan map and consistent with the goals, objectives and policies of the town’s general plan.

When looking at Section 2 of the General Plan, it is apparent that this zone change is in line with section 2.3 - Major Land Use Themes - as this proposal would require lots to be 5 acres in size or larger. Furthermore, in section 2.4 - Land Use Goals it is stated as a goal, “Maintain the small-town, rural feel of Apple Valley”. It appears this zone change application is in line with the intent of the General as it would create larger lot sizes and help preserve the agricultural and historic heritage of Apple Valley.



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

Fee: \$500.00 + Acreage Fee
 1 – 100 Acres: \$50.00/Acre
 101 – 500 Acres: \$25.00/Acre
 501 + Acres: \$10/Acre

Item 9.

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting

Name: Jeremiah Allred		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 474 S. Coyote Rd		Parcel ID: AV-1354-C	
Existing Zone: OST - Open Space Transition		Proposed Zone: A-5 Agricultural > 5 Acres	
Reason for the request: I would like to build a new primary residence on the west half of my 20 arce property. splitting the property approximatly into 8 acres for the new primary residence and leaving aproximately 10-11 acres for the existing house.			

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
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. Stamped envelopes with the names and address's 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 or 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 second and fourth Wednesday of each month at 6:00 pm. **Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.**

Official Use Only	
Date Received: 1/7/26	By: [Signature] Paid: \$1800.00 Receipt 59890
Date Application Deemed Complete:	By:

AFFIDAVIT
PROPERTY OWNER

Item 9.

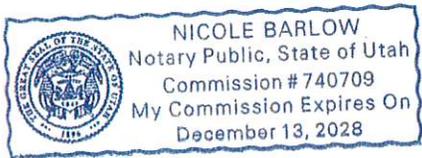
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Jeremiah Alfred, 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.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 1 day of Jan, 2026.



Nicole Barlow
Notary Public

Residing in: Utah

My Commission Expires: 12/13/2028

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: _____

Item 9.

The following purposes are created to be applied as necessary to regulate the use and development of the land in the county as set forth below:

1. Agricultural Zone:
 The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are disallowed.

1. Residential Zones:

Single Family Residential Zone: The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be inimical to a single-family residential neighborhood.

Residential Estate Zone: The purpose of this zone is to provide permanent areas for rural farms, hobby farms and limited agricultural development for personal use.

Planned Development Zone:

The overall purpose of the planned development (PD) zone is to allow and encourage applicant flexibility and creativity in design and development of comprehensively planned projects. The specific purposes and intent of the planned development zone regulations are:

- To provide greater compatibility with surrounding land uses consistent with the Washington County General Plan.
- To allow for a more efficient and creative site design for a specific property.
- To encourage property owners to develop master plans of their total land while still in possession of the land.



474 S. Coyote Rd.

From: OST - Open Space Transition

To: A-S Agricultural 7.5 Acres

Legend

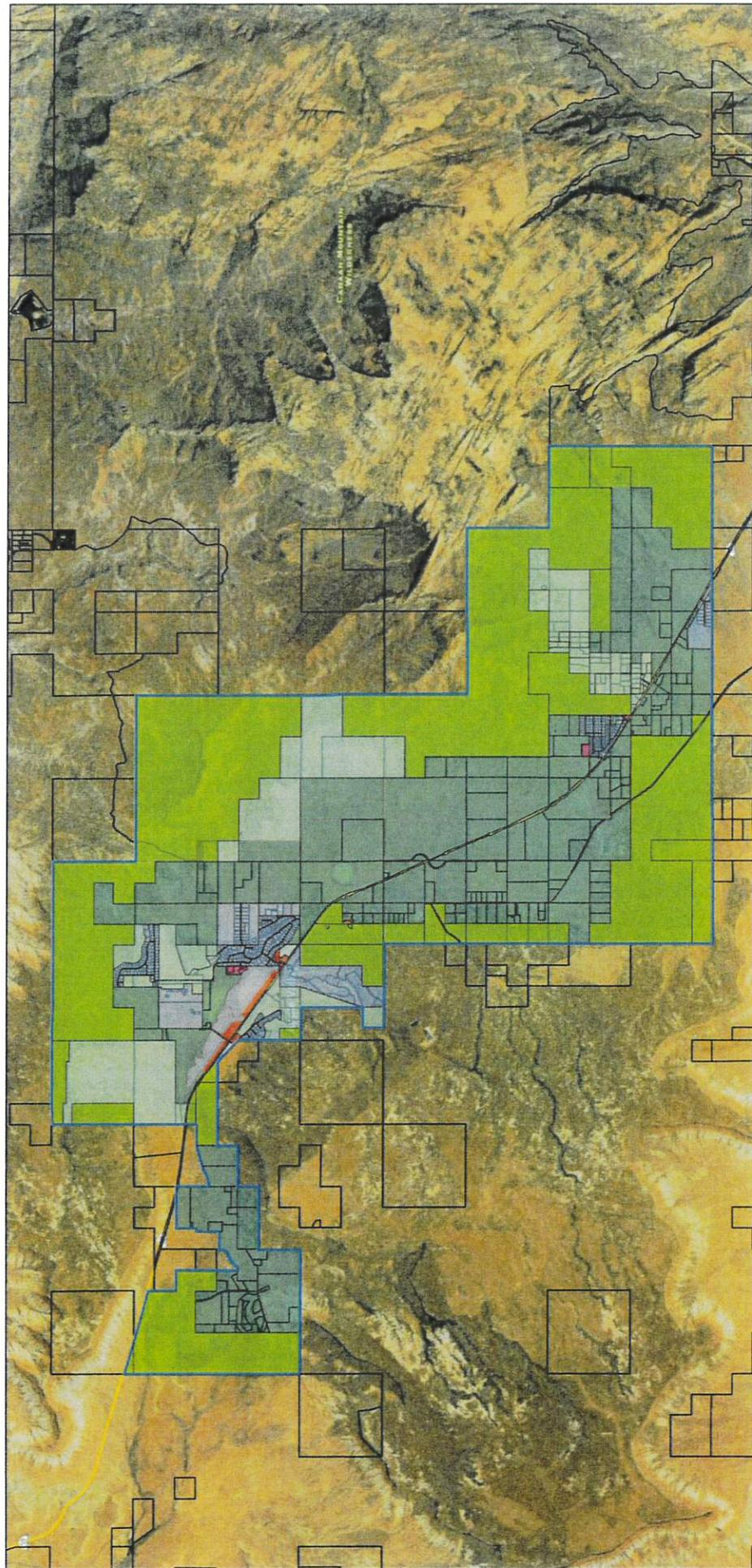
- Washington County Parcels
- Zoning Viewer
- Town Boundary

Zoning Districts

- A-S Agricultural - 7.5 Acres
- A-10 Agricultural - 10 Acres
- A-20 Agricultural - 20 Acres
- A-40 Agricultural - 40 Acres
- AG Agriculture
- SE Single Family Residential - 5 Acres
- C-1 Convenience Commercial
- C-2 Highway Commercial
- C-3 General Commercial
- CIP Campus of Two Phase Two Zone
- IND Industrial
- MH Medium-Density Housing Park
- OSC Open Space Conservation
- OST Open Space Transition
- PD Planned Development
- PD0 Planned Development Overlay
- NE1 Rural Estate 1
- NE2.5 Rural Estate 2.5
- NE5 Rural Estate 5
- NE10 Rural Estate 10
- NE20 Rural Estate 20
- REX Rural Estate Zone Any Size
- SVP Special Use/Preservation/Value in Place

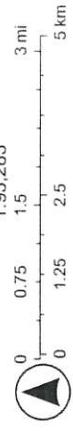
Future Annexation Boundary

Apple Valley Proposed General Plan 4/28/25

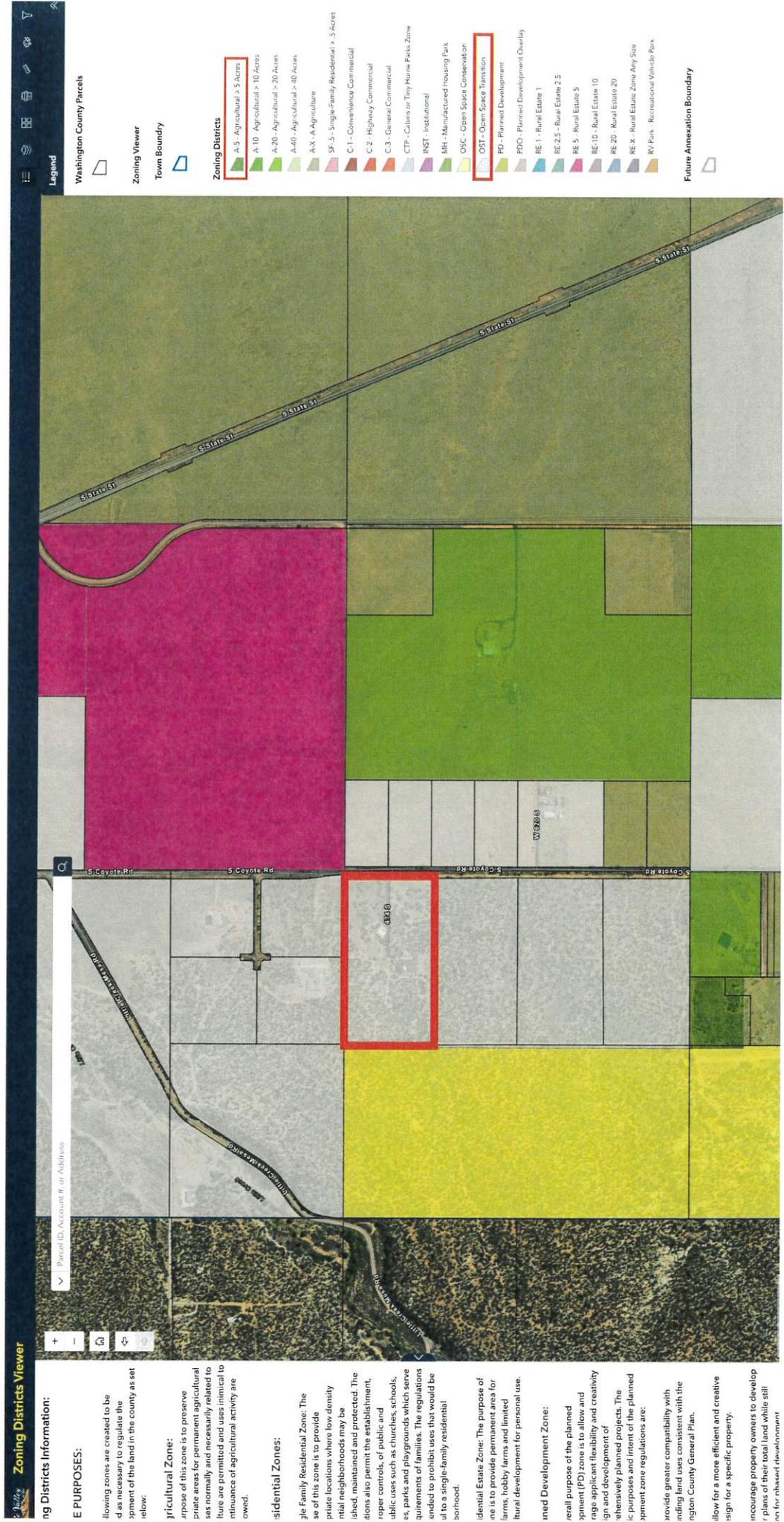


4/28/2025, 1:59:42 PM

- Town Boundary
- General Plan
- A - Agricultural
- C - Commercial
- CTP - Cabin/Tiny Home
- INST - Institutional
- OS - Open Space
- R2 - Residential Medium: 1 - 5 Acres
- R3 - Residential Low: 5 + Acres
- Washington County Parcels







Zoning Districts Viewer

Zoning Districts Information:

GENERAL PURPOSES:

Following zones are created to be used as necessary to regulate the use of the land in the county as set forth below:

Agricultural Zone:

The purpose of this zone is to preserve private areas for permanent agricultural uses normally and necessarily related to agriculture and uses inimical to the continuance of agricultural activity are allowed.

Residential Zones:

Single Family Residential Zone: The purpose of this zone is to provide private locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, operation, control, of public and private uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be detrimental to a single-family residential neighborhood.

Industrial Estate Zone: The purpose of this zone is to provide permanent area for farms, hobby farms and limited rural development for personal use.

Planned Development Zone:

The overall purpose of the planned development (PD) zone is to allow and encourage applicant flexibility and creativity in the design and development of innovative planned projects. The regulations are intended to promote the purposes and intent of the planned development zone regulations are:

- provide greater compatibility with surrounding land uses consistent with the Washington County General Plan,
- allow for a more efficient and creative design for a specific property,
- encourage property owners to develop plans of their total land while still allowing for phased development

**TOWN OF APPLE VALLEY
ORDINANCE O-2026-02**

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1354-C FROM OPEN SPACE TRANSITION ZONE (OST) TO AGRICULTURAL 5 ACRES ZONE (AG-5)

WHEREAS, the Town of Apple Valley (“Town”) has petitioned to rezone parcel AV-1354-C from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5); and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 11, 2026, 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 serves a rational public interest, creating larger lot sizes, helping preserve the agricultural and historic heritage of Apple Valley; and

WHEREAS, on February 18, 2026 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-1354-C is hereby changed from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5).

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 February, 2026.

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	_____	_____	_____	_____

Event Description – Zion Ultras 2026

Town of Apple Valley Special Event Application Support Document

Event Name: **Zion Ultras**

Host Organization: **Vacation Races (VR Sports LLC)**

Event Location: **Ruby Rider Ranch and surrounding permitted lands**

Event Dates: **April 11–12, 2026**

Setup & Bib Pickup: April 10, 2026

Event Overview

The Zion Ultras is a permitted endurance trail running event featuring multiple race distances including:

- **100 Mile**
- **100K**
- **60K**
- **30K**
- **Half Marathon**

All races begin on Saturday, April 11, 2026, at Ruby Rider Ranch.

Due to the nature of ultra-distance events, race operations continue into Sunday, April 12, 2026, with the final 100-mile participant cutoff at 5:00 PM on Sunday

Event operations conclude once the final participant finishes and the course is cleared.

Schedule of Operations

Friday, April 10, 2026 – Setup Day

- Infrastructure setup at Ruby Rider Ranch
- Packet pickup and runner check-in
- No race course activity

Saturday, April 11, 2026 – Primary Race Day

Start Times (All distances begin Saturday):

- **100 Mile – 5:00 AM**
- **100K – 5:30 AM**
- **60K – 6:00 AM**
- **30K – 8:00 AM**
- **Half Marathon – 8:30 AM**

Most participants complete their races on Saturday. Aid stations and course operations remain active throughout the day and evening.

Sunday, April 12, 2026 – Ultra Distance Completion

The following race cutoffs extend into Sunday:

- **100K cutoff – 3:00 AM Sunday**
- **100 Mile cutoff – 5:00 PM Sunday**

Ultra-distance participants may be on course until the 5:00 PM cutoff. Course sweep teams and event staff will remove signage and equipment immediately following final participant passage.

Attendance & Staffing

- Estimated Participants: Approximately 1,200–1,400 runners
 - Event Staff & Volunteers: Approximately 50
 - Access: Registered participants, volunteers, and approved crew only
-

Camping & Facilities

Ruby Rider Ranch will provide limited on-site tent and vehicle camping (approximately 150 individuals).

Event infrastructure includes:

- Portable restrooms and handwashing stations
- Potable water
- Clearly maintained emergency access routes

All operations will comply with local fire restrictions and Town requirements.

Traffic & Public Impact

The majority of activity occurs on Saturday. Sunday activity is limited to remaining ultra-distance participants and support personnel.

No full road closures within the Town are anticipated. Any roadway crossings or signage will be managed under approved Traffic Control Plans.

All equipment, traffic control devices, and temporary infrastructure will be removed following final course closure on Sunday, April 12, 2026.

Date Received Application: 2/12/2026
Insurance Received: 2/11/2026

Permit No: _____
Date Issued: _____

APPROVALS:

Town Administrator _____
Date: _____

Fire: _____ Date: _____

Conditions of approval: _____

Police: Please see the Security Plan Request Application for approval and conditions.

Other Staff Approval: _____
Date: _____

Rev. 07-01-22

SPECIAL EVENT PERMIT APPLICATION



Town of Apple Valley
1777 N Meadowlark Dr.
Apple Valley, UT 84737

Phone: 435-877-1190
E-mail: clerk@applevalleyut.gov

TYPE OF ACTIVITY (check all that apply):

- Film Production
- Parade
- Sporting
- 5K
- Training Event
- Festival
- Outdoors Sales
- Fun Run
- Dance
- 10K
- Block Party
- Religious
- Other: Trail Running Event

Please print or type

EVENT NAME: Zion Ultras

1. Location of Event: Town of Virgin and surrounding trails

2. Name of Organization: Vacation Races

3. Date(s) of Event: April 11 & 12, 2026

4. EVENT DETAILS:

Set-up	Date: April 10, 2026	Start time: 8:00am	End time: 6:00pm
Event	Date: April 11 & 12, 2026	Start time: 5:00am 4/11	End time: 5:00pm 4/12
Clean-up	Date: April 12, 2026	Start time: 3:00pm	End time: 8:00pm

Is this a Recurring Event? No **If yes; daily, weekly or other?**

Is this an Annual Event? Yes **If yes; same date and place?** same location but different dates

5. PARTICIPANTS

of Participants & Attendees expected: 1,200 # of Volunteers/Event Staff: 50

Open to the Public Private Group/Party

If event is open to the public, is it: Entrance Fee/Ticketed Event; Fee for Participants/Racers/Runners Only; Free.

6. APPLICANT INFORMATION

Name of Applicant: Josh Oliveri (Event Director) - Vacation Races

Address: 5904 Warner Ave, Unit 475, Huntington Beach, CA 92649

Day Phone: 503-926-2497 **Cell/Other:** 503-926-2497 **E-mail:** Josh@vacationraces.com

Mailing Address (if different):

Event Web Address (if applicable): https://www.vacationraces.com/ultras/zion/

Alternate Contact For Event: Richard Jessup - (Permitting Coordinator) Vacation Races

Day Phone: 480-647-1206 **Cell/Other:** 480-647-1206 **E-mail:** permitting@vacationraces.com

7. VENDORS/FOOD/ALCOHOL (check all that apply)

Yes No **Are Vendors/Merchants selling products or services?**
If yes, Temporary Sales Tax Numbers are required from the Utah State Special Event Tax Division 801-297-6303

Yes No **Is Food available at the event?** Description: _____
If yes, Is the food (please check all that apply)
 Given away/pre-packaged Catered by: _____ Prepared on site
 Events which have Food available must contact the SW Utah Health Department for approval 435-986-2580

Yes No **Will Alcoholic Beverages be available at the event?**
If yes, please check all that apply
 Beer Stands Fenced-in Beer Garden
 Selling, Serving, Giving Away, Alcohol at an event requires Town Council Approval, Town Business License and State Of Utah Department of Alcoholic Beverage Licensing approval 801-977-6800

8. TENTS/STAGES/STRUCTURES (include details on site map)

Yes No **Tents/Pop-up Canopies?**
How many Tents/Pop-up Canopies will be used for the event? 10-20
Dimensions of Tents/Pop-up Canopies: 10'x10'
 All large or enclosed tents/canopies require Inspections from the AV Fire Department 435-877-1194

Yes No **Temporary Stage?** **Dimensions of Stage:** _____
Description of Tents/Canopies/Stage, etc.:

9. SITE SETUP/SOUND (check all that apply - please include details on site map)

Fencing/Scaffolding

Barricades (must obtain privately)

Portable Sanitary Units (must obtain privately)

Inflatable/Bounce House(s) **Generator(s) &** **Certificate of Liability Insurance are required** (must obtain privately)

Music *If yes, check all that apply:* **Acoustic** **Amplified**

PA/Audio System **Type/Description:**

Fireworks/Fire Performances/Open Flame Requires approval from AV Fire Dept. 435-877-1194

Propane/Gas On-site Requires approval from AV Fire Dept. 435-877-1194

Trash/Recycle Bin coordination On-site WCSW 435-673-2813

10. ROAD & SIDEWALK USE (please include details on site map)

Yes No **Will Roads & Sidewalks Be Used?**

Yes No **Are you requesting Road &/or Sidewalk Closures?**
 An Encroachment Permit is required for Road Closures and Sidewalk Use.
 To obtain the permit, <https://www.applevalleyut.gov/building/page/encroachment-permit-application>

Road Use and Closure **Location:**

Sidewalk Use **Location:** Will stay on sidewalks and follow pedestrian laws.

Parade **Location:** **Number of Floats:**

11. ~SECURITY/OTHER (please complete and sign the Security Plan Approval Request Form, for approval of Security)

12. Application Fee is based on attendance, and charged per day, as follows:

\$200.00 for attendance under 100 \$800.00 for attendance 401-999 *See Fee Schedule for additional fees (following page)

\$500.00 for attendance 101-400 \$1,200.00 for attendance over 999

Total: \$ 2,400.00 (payable to: Town of Apple Valley – Attn: Special Events, 1777 N. Meadowlark Dr, Apple Valley, UT 84737)

By submitting a signed application, the applicant certifies that falsifying any information on this application constitutes cause for rejection or revocation of the Permit.

Josh Oliveri (Event Director) - Va

Applicant's Name [PRINT]

Josh Oliveri

Applicant's Signature

12/17/25

Date

Additional fees that may be charged for your event. Please indicate what other fee's pertain to your event.

Drone License Fee.....	\$250.00 per day
Drone Violation Fee.....	\$1,000 per violation
Non-Asphalt Road Access Fee.....	\$250.00 per day
Dust Violation Fee.....	\$1,000 per day
Sub-License Fee (Vendors).....	\$25.00
Fire Personnel/Fire Equipment.....	\$750.00 per day
Encroachment Permit.....	\$200.00

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL; ADD ANY ADDITIONAL INFORMATION OR PAGES.

- *Please be sure to include any elements of your event that will help with the approval of the event, including provision of fire and emergency medical services, potable water, dust control, and security plan.*
-

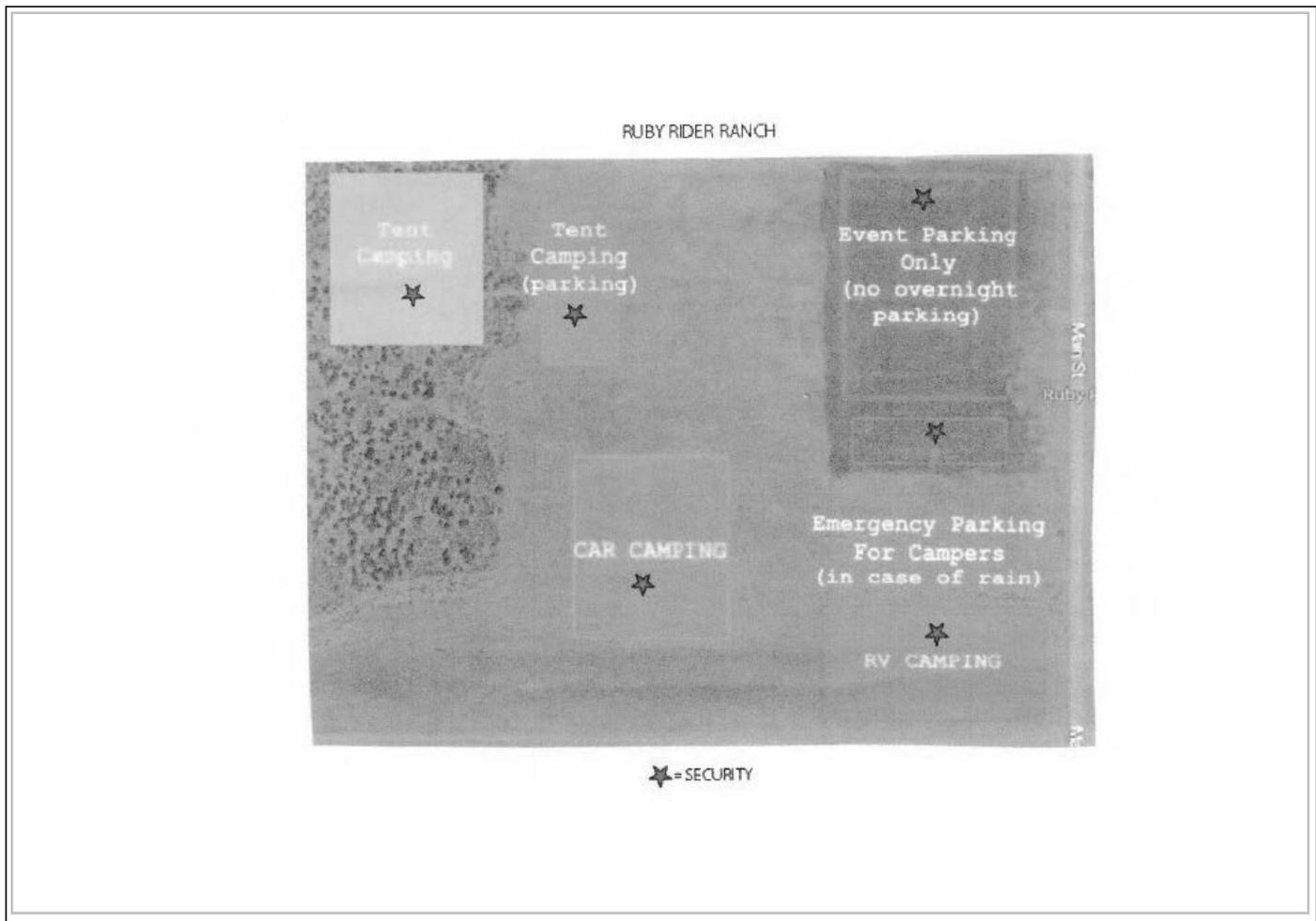
DETAILED SITE PLAN/MAP

PLEASE INCLUDE [OR ATTACH] A DETAILED SITE PLAN AND/OR ROUTE MAP. COMPUTER OR HAND-DRAWN SITE PLANS ARE APPROPRIATE.

Your map should **include**:

- The names of streets, placement of barricades, and/or road/sidewalk closures
- The areas where participants and vendors/merchants will park
- Parade forming and disbanding areas, bleachers, etc.
- Vendor and booth placement, tables, etc.
- Portable toilets, portable hand-washing stations, fencing
- Location of security personnel, information booth, lost and found booth
- Stage, tents and materials, storage, inflatable amusement devices, table placement, etc. used in the event.

North



Date Received Vendor List: _____ Permit No: _____
 Payment Received: _____ Date Completed: _____

SUB-LICENSE FEE(S)



Please make check payable to: Town of Apple Valley

Town of Apple Valley
 1777 N. Meadowlark Dr
 Apple Valley, UT 84737

Phone: 435-877-1190
 E-mail: clerk@applevalleyut.gov

EVENT NAME: Zion Ultras **CONTACT PHONE:** 503-926-2497

EVENT DATE(S): April 11 & 12, 2026 **EVENT LOCATION:** Town of Virgin and surrounding trails

VENDOR INFORMATION

Please provide the following information for all vendors. The sub-license fee for each vendor is \$5.00. Special Event Tax Numbers are required for each Vendor, 801-297-6303. Those Vendors selling, giving away, or preparing food on site are required to obtain approval from the Southwest Utah Public Health Department, 435-986-2580.

#	Vendor Name	Vendor Phone #	Product or Service to be offered at Event	Payment \$5.00
1	Vacation Races	503-926-2497	Race Merchandise	
2				
3				
4				
5				
6				
7				
8				
9				
10				

Date Received: _____ Permit No: _____
Police Approved: _____ Date Issued: _____

Approval with Comments:

Rev. 7-01-22

SECURITY PLAN APPROVAL REQUEST FORM



All questions must be answered completely or application will not be considered. Please allow TEN (10) days for approval. Together with this application, please provide a written Security Plan including names of all security personnel.

EVENT NAME: Zion Ultras

Event Location: Town of Virgin and surrounding trails

Type of Event:

Date of Event: April 11 & 12, 2026

Hours of Event: 5:00AM 4/11 - 5:00PM 4/12

Number of Expected Attendance: 1200

Occupancy Load:

Name of Applicant: Vacation Races

Address: 5904 Warner Ave, Unit 475, Huntington Beach, CA 92649

Day Phone: 503-926-2497

Cell/Other: 503-926-2497

E-mail: Josh@vacationraces.com

- Security Personnel must be 21 years old or older;
- A Security Director must be onsite at all times with a cell phone;
- Shirts or Vests must look the same. "SECURITY" must be stated on the shirt or vest so it is visible to the public and the Police Department.

Please check applicable Security:

The following will allow for the calculation of security required. The calculations will change depending on the type of event.

- | | | |
|---|--------------------------------|------------------------|
| <input type="checkbox"/> Police Officers (must coordinate w/Washington County | 2 Police Officers per | 1 to 300 People |
| <input type="checkbox"/> Security Officers in Uniform | 3 Security Officers per | 1 to 300 People |
| <input checked="" type="checkbox"/> Private Citizens in Security Shirts or Vests | 4 Private Citizens per | 1 to 300 People |

Name of On-site Security Director: Josh Oliveri

Cell Number: 503-926-2497

E-mail: Josh@vacationraces.com

Comments:

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of the Special Event Permit. I also understand that the Sheriff Department may require additional information as permitted by Ordinance, and also agree to supply the same.

Applicant Signature: *Josh Oliveri*

Date: 12/17/25

SECURITY PLAN INFORMATION

1. Please list the names of the security personnel, age, and cell phone number:

First	Last	Age	Cell Phone Number
Josh	Oliveri	37	503-926-2497
Richard	Jessup	59	480-647-1206
Rick	Visser	66	801-510-6814
Terry	Maurer	56	702-497-3385
Matt	Clifford	40	435-703-4721
Shane	Johnson	46	435-229-9855

2. Please indicate the number of security personnel that will be roaming on the premises of the event: _____.

3. Please provide a detailed Security Plan:

We will have security patrolling the area.

4. Please mark on the site plan the locations of each security person:

**APPLE VALLEY
ORDINANCE O-2026-01**

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

SECTION 1: AMENDMENT “10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements” of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements

An accessory building with a maximum height of ten feet (10') and a maximum size less than two hundred (200) square feet, and shipping containers three hundred sixty (360) square feet or less, shall not require a building permit, provided all setback requirements for the zoning district in which the accessory building is located are met, no portion of the accessory building is within one foot (1') of any property line, and no storm water runoff from the accessory building is allowed to run onto adjacent property. The accessory building shall be painted and maintained to blend in with the primary structure. The total size of multiple structures allowed without building permits shall not exceed ~~three one~~ percent (~~31~~%) of the lot size. No power or water shall be included in the building.

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 February 18, 2026.

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, UTAH
RESOLUTION NO. R-2026-02**

A RESOLUTION OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH, APPOINTING A REPRESENTATIVE TO SERVE ON THE ADMINISTRATIVE CONTROL BOARD OF WASHINGTON COUNTY SPECIAL SERVICE DISTRICT NO. 1

WHEREAS, Washington County Special Service District No. 1 (the “District”) is a special service district organized under Utah Code Title 17B for the purpose of providing services within Washington County, Utah; and

WHEREAS, pursuant to Utah Code § 17B-1-301, the District is governed by an administrative control board whose members are appointed by the Washington County Commission with input from participating municipalities; and

WHEREAS, the Town of Apple Valley is a participating municipality within the District, receives services from the District, and is entitled to representation on the District’s administrative control board; and

WHEREAS, Utah Code § 17B-1-304(2) and (3) authorizes a municipality to appoint a representative who is not a member of the governing body, provided the appointment is made following publication of a notice of vacancy, consideration at an open meeting, and an opportunity for interested persons to be heard; and

WHEREAS, a vacancy exists for the Town of Apple Valley’s representative on the District’s administrative control board; and

WHEREAS, the Town Council caused a Notice of Vacancy to be prepared and published as a Class A notice in accordance with Utah Code § 63G-30-102, for a period of not less than one month prior to the deadline for accepting applications; and

WHEREAS, the Town Council considered the appointment at an open public meeting described in the Notice of Vacancy, during which interested persons were allowed to be heard, all in compliance with the Utah Open and Public Meetings Act; and

WHEREAS, the Town Council desires to designate a qualified individual who is not a member of the Town Council to serve as the Town’s representative on the District’s administrative control board, subject to approval and formal appointment by the Washington County Commission.

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

1. **Appointment.** The Town Council of Apple Valley hereby designates _____, who is not a member of the Town Council, to serve as the Town of Apple Valley’s representative on the Administrative Control Board of Washington County Special Service District No. 1.

- 2. **Effective Date of Appointment.** This designation shall become effective only upon approval and formal appointment by the Washington County Commission, acting as the governing authority of the District.
- 3. **Term of Service.** The appointee's term shall continue until (a) the appointee's employment expires, (b) Apple Valley designates a replacement by subsequent resolution, or (c) until expiration of the term of appointment fixed by resolution of the Washington County Commission, whichever first occurs
- 4. PASSED AND APPROVED this ____ day of _____, **20**.

Town of Apple Valley

PRESIDING OFFICER

Mike 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	_____	_____	_____	_____

**APPLE VALLEY
RESOLUTION R-2026-03**

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

SECTION 1: **AMENDMENT** “Salary Planning” of the Apple Valley Policies & Procedures is hereby *amended* as follows:

A M E N D M E N T

Salary Planning

- A. GENERAL POLICY. The Mayor, or designee in conjunction with the Town Council, shall be responsible for the development and maintenance of a uniform and equitable pay plan for Apple Valley which shall consist of minimum and maximum rates of pay for each position and such intermediate steps as deemed necessary and equitable. Salaries shall be linked directly to the position classification plan and may take into consideration the following factors:
1. Ranges of pay for other positions.
 2. Prevailing rates of pay for similar employment in both public and private organizations.
 3. Cost of living factors.
 4. Other benefits received by employees.
 5. The financial policy and economic conditions of Apple Valley.
- B. Salary Stipend for Full-Time Employees
1. Utility Offset Stipend
 - a. A \$75.00 monthly stipend may be given to full-time employees as part of their compensation package. The amount is set to reflect the base water rate for a standard 3/4 inch residential connection.
 2. Payment
 - a. The Utility stipend shall be paid through the Town’s payroll system as taxable income, with applicable federal, state, and FICA withholdings applied. Employees receiving stipends remain responsible for paying their own water bill in full. No direct credit or exemption on the utility account will be applied. Employee's are responsible to pay their utility bill in full each month or will incur finance charges.
- C. Stipends for Volunteers
1. Eligible Volunteers include
 - a. Town Council Members,
 - b. Planning Commissioners,
 - c. Fire and EMS Volunteers.
 2. Stipends may be given at the following rates and for the following reasons as

specified;

a. Meeting Attendance:

- (1) Town Council meeting attendance for Council members may be compensated at \$~~1~~200.00 per meeting.
- (2) Planning Commission meeting attendance for Planning Commissioners may be compensated at \$~~5~~100.00 per meeting.

b. Utility stipend:

- ~~(1) Town Council members may receive a \$75.00 utility stipend, per month, to offset the cost of water service as part of their compensation for volunteer service. They may also receive a solid waste utility stipend in the amount of \$14.30 to offset the cost of solid waste service.~~
- ~~(2) Planning Commissioners may receive a monthly utility stipend through payroll for solid waste services in the amount of \$14.30 to offset the cost of solid waste service.~~
- ~~(3) Active Fire and EMS volunteers who are reported as "Active" to the payroll clerk by the Fire Chief (or designee) may receive a utility stipend through payroll for solid waste services in the amount of \$14.30 per month to offset the cost of solid waste service. "Active" volunteers are determined as eligible at the discretion of the Fire Chief based on attendance at trainings, department service hours, and calls. This payment is made on a quarterly basis.~~

c. Payment:

- (1) Volunteers receiving meeting and or utility stipends are responsible to pay their utility bill in full each month or will incur finance charges.

d. Volunteer Fire and EMS stipends-

- (1) For a nominal fee per 29 CFR 553.106. Nominal fees are set as follows:
 - (A) Per Call \$10,
 - (B) Per Weekend \$20/day
 - (C) Per Weekday/Standby/Station Maintenance \$20/day,
 - (D) Drills \$~~5~~10/drill.
- (2) Fire and EMS stipends are meant to relieve the firefighter and or EMT of the expenses incurred for travel, meals, or other incidental expenses incurred during their volunteer service time.

SECTION 2: **EFFECTIVE DATE** This Resolution shall be in full force and effect from February 18, 2026.

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

**APPLE VALLEY
RESOLUTION R-2026-04**

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

SECTION 1: **AMENDMENT** “Leave” of the Apple Valley Policies & Procedures is hereby *amended* as follows:

AMENDMENT

Leave

A. ABSENT WITHOUT LEAVE.

1. Any unauthorized absence of an employee from duty shall be grounds for disciplinary action, up to and including termination, by the Mayor, or designee.
2. Any employee who is absent for three (3) or more consecutive workdays without authorized leave shall be deemed to have voluntarily resigned their position and employment without notice. Where extenuating circumstances are found to have existed, however, such absence may be covered by the Mayor, or designee, by subsequent grant of leave with or without pay as the circumstances dictate.

B. ANNUAL VACATION LEAVE.

1. Each permanent, Non-Exempt full-time employee shall receive annual vacation leave. Vacation is earned on forty (40) hour weeks. The rates are as follows:
 - a. For one (1) month to one (1) years of service, forty (40) hours of annual vacation leave shall accrue at the rate of 1.54 hours per pay period.
 - b. From one (1) year to five (5) years of service, eighty (80) hours of annual vacation leave shall accrue at the rate 3.08 hours per pay period.
 - c. From five (5) to (8) years of service, one hundred twenty (120) hours of annual vacation leave shall accrue at the rate of 4.62 hours per pay period.
 - d. For over eight (8) years of service , one hundred sixty (160) hours of annual leave shall accrue at the rate of 6.15 hours per pay period
 - e. Total hours below the required 30 hour minimum for full-time employee's shall use (if available) vacation to bring the hours to the 30 hour minimum requirement. (see Employment Classification requirements)
2. Each permanent, EXEMPT full-time employee shall receive annual vacation leave. Vacation is earned on forty (40) hour weeks. The rates are as follows:
 - a. For one (1) month to one (1) years of service, eighty (80) Hours of annual vacation leave shall accrue at the rate of 3.08 hours per pay period.
 - b. From one (1) year to five (5) years of service, one hundred twenty (120) hours

of annual vacation leave shall accrue at the rate of 4.62 hours per pay period.
c. For over five (5) years of service, one hundred sixty (160) hours of annual vacation leave shall accrue at the rate of 6.15 hours per pay period.

- 3. An employee who is separated from employment may be compensated up to for all 80 hours of accrued annual vacation leave. Any other accrued leave hours must be used prior to separation of employment or are forfeited.
- 4. The end of year maximum carryover for vacation leave is 120 hours. Balances may exceed 120 hours during the year but on January 1st any accrued vacation above 120 hours is forfeited. As a one-time transition provision, employees with more than 120 hours on January 1, 2026 may receive a payout on hours above the 120 hour limit. This is not a long standing benefit, but available only for the initial transition period from the date this policy passes until March 31st, 2026.
- 5. All annual vacation leave requests should be submitted ~~a reasonable time~~ in advance of the desired time off to the Mayor, or designee. If an excessive (being the number of requests if granted that would render the department or organization ineffective) number of employees request annual vacation leave for the same time period, annual vacation leave shall be granted in order of application (first-come-first-served) at the discretion of the Mayor, or designee.
- 6. A workday is based on ten (10) hours. ~~A vacation day is equivalent to the same.~~
- 7. Official annual vacation leave records will be maintained by the payroll clerk using the payroll software. If an employee finds a discrepancy they should immediately contact the payroll clerk and provide them with all relevant documentation to substantiate the claim. and kept current by posting at least annually by the Mayor, or designee.
- 8. Vacation usage will be reported by the employee on their timesheet and approved by their supervisor. Mayor, or designee, using attendance forms. Exempt employees will report vacation usage to the payroll clerk via email or hour certification reporting.

A. BEREAVEMENT LEAVE

1. The town will grant full-time employees up to 3 days (30 hours) of paid leave in the event of death of the employees spouse, child, parent, sibling, grandparent, grandchildren, mother-in-law, father-in-law, brother or sister in-law, son or daughter in-law, or another relative that has been living in the employee's residence. Employees may use vacation or compensatory time to supplement bereavement leave or to attend funerals of other family members. Requests for bereavement leave shall be made as soon as possible to the Mayor or designee.

B. HOLIDAY LEAVE.

- Full time employees receive to 14 paid holidays as follows:
 - One paid holiday per year is classified as a "Floating Holiday" and may be taken anytime during the year at the discretion of the employee with approval from the mayor or designee.
 - New Year's Day.....January 1st
 - Birthday of Martin Luther King, Jr.....3rd Monday in January
 - President's Day.....3rd Monday in February

- Memorial Day.....Last Monday in May
- Independence Day.....July 4th
- Pioneer Day.....July 24th
- Labor Day.....1st Monday in September
- Columbus Day.....2nd Monday in October
- Veteran's DayNovember 11th
- Thanksgiving.....4th Thursday in November
- Christmas Eve.....December 24th
- New Years Eve.....December 31st
- Christmas Day.....December 25th
- If any of the above holidays fall on Friday or Saturday, then the preceding Thursday shall be the holiday. If any of the above holidays fall on Sunday, then the following Monday is the holiday.

E. SICK LEAVE

1. Full-time employees are eligible for 30 hours of paid sick leave annually. Sick leave is credited at the beginning of each calendar year and must be used by December 31 of that same year. Unused sick leave does not roll over to the following year and cannot be accrued.
 - a. Sick leave may be utilized exclusively for illness or preventive care appointments for the employee or minor children belonging to the employee. If sick leave is to be used for preventive care the employee shall notify the employer in advance by filling out a time-off request form.
 - b. Any sick leave beyond the 30 hours will come from the employees accrued annual vacation leave.
 - c. Sick leave is not available for pay-out on termination or resignation.
 - d. The employee shall notify their supervisor as soon as possible when sick leave will be utilized.
 - e. Sick leave is not available to increase paid hours above 40 hours per week.

SECTION 2: **EFFECTIVE DATE** This Resolution shall be in full force and effect from February 18, 2026.

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

**APPLE VALLEY
RESOLUTION R-2026-06**

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

SECTION 1: **AMENDMENT** “Benefits” of the Apple Valley Policies & Procedures is hereby *amended* as follows:

A M E N D M E N T

Benefits

A. WORKERS COMPENSATION.

1. All employees are covered by workers compensation which provides medical reimbursement and disability benefits for job-related illness or injury. An employee does not accrue benefits while receiving workers compensation payments. For exact compensation coverage, check the workers compensation contract on file with the Mayor, or designee.
2. Employees may use accrued vacation or sick leave to make up the difference between workers compensation benefits and their base pay.
3. Medical Attention. An employee who sustains a bona fide, on-the-job injury may seek medical attention from the medical facility of their choice. They must tell the doctor, HOW, WHEN and WHERE the accident occurred. The doctor will complete a medical report and copies of this report should be sent within seven (7) days to the insurance carrier, the Industrial Commission, and to the injured worker (Please Note: Do not submit doctor or hospital bills for on-the-job injuries or illness to your regular medical plan).
4. Initial Reporting of Illness or Injury. Reporting the accident or illness is critical to qualification for payment under workers’ compensation. If an employee is injured while on the job, no matter how minor, the circumstances should be reported to the Mayor, and Human Resources personnel immediately. After Form 122 is filled out, a copy must be sent to the insurance carrier and a copy must be sent to the Industrial Commission within seven (7) days of the date of injury.
5. Reporting while off the Job. While on leave because of a bone fide, on-the-job injury or illness, an employee must contact the Mayor, or designee and their supervisor to report on their condition. Failure to provide the required medical status reports may result in revocation of the leave and/or immediate termination.
6. Return to Service. All employees must return to work after the approval of the attending physician. A statement from the attending physician stating the employee is able to resume normal duties will be required before returning to

work. Failure to return to work when directed may result in immediate termination. An employee who is able to return to work in light duty status may be required to work in a different department and perform duties not contained within their current job classification.

7. At the time of final release or settlement of a workers compensation claim, if no vacancy exists; and, if a reasonable effort which have proven to be unsuccessful, has been made to place the employee in another position, they may be terminated and paid any accrued benefits due to them.
- B. SOCIAL SECURITY/FICA. All employees whether full-time, part-time, or temporary are covered by the benefits of Old Age, Survivors, and Disability Insurance as provided for by law. Contributions of the employee and Apple Valley will be made in accordance with the provision of the law.
- C. STATE AND FEDERAL UNEMPLOYMENT. All employees, whether regular, part-time, or temporary, are covered by the benefits of State and Federal Unemployment.
- D. CONTINUING EDUCATION. Employees are encouraged to obtain continuing education through attendance at job related seminars. Requests for attendance must be approved in advance by the Mayor, or designee.
1. Required by Apple Valley. When Apple Valley requires an employee to attend any education or training course, conference, seminar, or certification course, Apple Valley will provide the necessary time off with pay and will reimburse the employee for all associated costs including tuition or registration fees, authorized travel, meals, and lodging.
 2. Encouraged by Apple Valley. Employees are encouraged to further their education and training in areas that will enhance their job performance. Upon advance approval by the Mayor, or designee. Upon successful completion of relevant training courses, employees shall be reimbursed for tuition fees, materials, and other necessary and approved expenses upon presentation of proper receipts. Proof of successful completion will include one of the following:
 - a. A certificate indicating successful course completion, if applicable.
 - b. A grade point average of 2.0 or higher on a 4.0 (A, B, C, D) scale.
 - c. A grade pass on a pass/fail grading system.
- E. RETIREMENT BENEFITS. The Town fully funds an employee pension plan through the Utah Retirement System (URS) for certain classes of employees as follows:
1. ELIGIBLE:
 - a. Regular full-time employee. Eligibility begins after probationary period.
 - b. URS Tier 1 Employees: Based on the monthly pay established annually by the URS.
 - c. URS Tier 2 Appointed Officers are Part-Time Ineligible except for the following positions, which are deemed Full-Time Eligible if the employee meets the Town's definition of Full-Time:
 - (1) Town Administrator
 - (2) Finance Director

- (3) Town Clerk
 - (4) Fire Chief
 - d. URS Tier 2 Elected Officers are Part-Time Ineligible.
 - e. The Current Appointed Full-Time Position eligible for URS vesting exemption purpose is the Position of Town Clerk.
 - f. Under the Fire Fighter URS, all volunteer fire fighters currently on the roster are eligible for Death and Disability benefits while performing in the line of duty.
2. Employee Funded Benefits Policy (Non-Matching / Volunteer participation)
These are voluntary and employee funded only. No employer matching is provided for these plans. Employees may voluntarily elect pre-tax or Roth contributions subject to IRS limits and federal regulations regarding age and income limits. Payroll deductions are processed as an administrative service only. The town's role is limited to enrollment facilitation and payroll remittance. Investment selection, account management and financial advice are the responsibility of the employee and URS.
- a. URS 401 K and 457 Plans
 - (1) The town offers access to Utah retirement system (URS) sponsored 401K and 457 pre-tax payroll compensation plans.
 - b. URS Roth 401K and Roth 457(b) Plans
 - (1) The town offers access to the Utah retirement system sponsored Roth 401k an Roth 457 after tax-payroll deductions
 - c. Roth IRA Plan
 - (1) The town offers access to the Utah retirement system sponsored Roth IRA plan after tax-payroll deductions.

F. HEALTH BENEFITS

1. Health benefits are administered through the Qualified Small Employer Health Reimbursement Arrangement (QSEHRA) Plan.
2. Eligibility: Full-time employee's are eligible after their probationary period.
3. Funding of this arrangement will include reimbursement for qualified medical expenses for the employee or the employee and their family, as elected at the beginning of the year by the employee. Family includes employee's dependent children and current spouse of the employee. The amount is 75% of the statutory yearly maximum for single arrangements and 75% of the statutory yearly maximum for family arrangements.

EFFECTIVE DATE This Resolution shall be in full force and effect from February 18, 2026.

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 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 Oculca 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 Oculca 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:

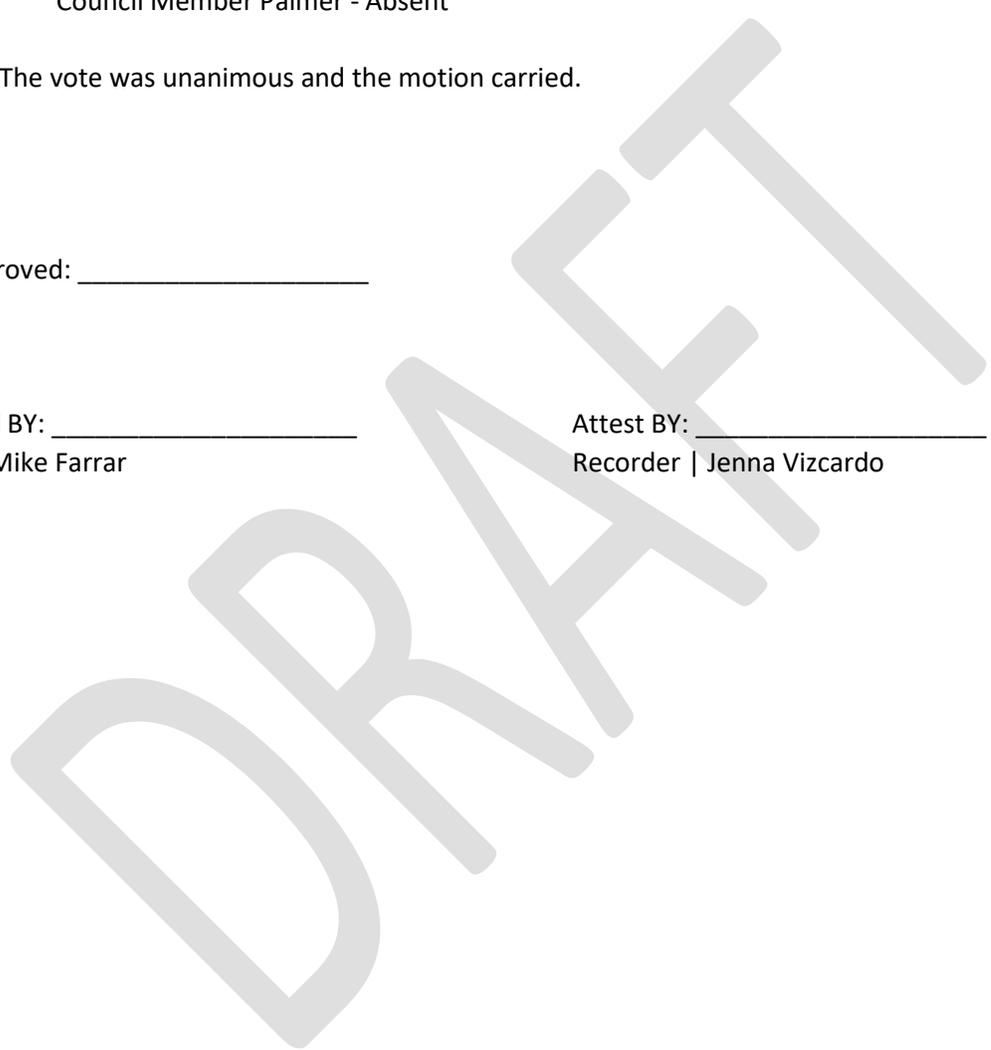
- Council Member Taylor - Aye
- Council Member Sair - Aye
- Mayor Farrar - Aye
- Council Member Spendlove - Aye
- Council Member Palmer - Absent

The vote was unanimous and the motion carried.

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo



**Town of Apple Valley
Disbursement Listing
SBSU Operating - 01/01/2026 to 01/31/2026**

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Impact fee funds deposit into PTIF water		01/01/2026	\$12,886.37			JE: 867
trxfr to old BPW account for debt paymen		01/01/2026	\$2,000.00			JE: 864
AT&T Mobility	6449	01/02/2026	\$94.20			Purchasing
Hinton Burdick CPAs and Advisors	6450	01/02/2026	\$16,250.00			Purchasing
Ruesch & Reeve, PLLC	6451	01/02/2026	\$1,218.00			Purchasing
Google LLC	G122025	01/02/2026	\$369.60			Purchasing
Superior Technical Solutions LLC	STS122026	01/02/2026	\$614.00			Purchasing
Chase Paymentech	EFT	01/05/2026	\$19.38			Purchasing
Chase Paymentech	EFT	01/05/2026	\$366.26			Purchasing
Blackburn Propane Inc.	6441	01/06/2026	\$798.03			Purchasing
Farrar, CPA	6442	01/06/2026	\$487.50			Purchasing
Revco Leasing	6443	01/06/2026	\$302.51			Purchasing
South Central Communications	6444	01/06/2026	\$556.73			Purchasing
Turner Auto & Towing	6445	01/06/2026	\$1,100.50			Purchasing
Washington County Elections	6446	01/06/2026	\$1,455.90			Purchasing
Washington County Sheriff's Office	6447	01/06/2026	\$3,750.00			Purchasing
Washington County Solid Waste	6448	01/06/2026	\$5,729.00			Purchasing
CivicPlus LLC	6452	01/06/2026	\$2,733.64			Purchasing
Tink's Napa Superior Auto Parts	6453	01/06/2026	\$113.79			Purchasing
Buck's Ace Hardware	6454	01/06/2026	\$160.79			Purchasing
Gordons Fab	6455	01/06/2026	\$285.00			Purchasing
TLW INVESTMENTS LLC	6456	01/06/2026	\$800.00			Purchasing
Utah Retirement Systems	EFT	01/06/2026	\$1,700.04			Payroll
XPress Bill Pay	XBP162025	01/06/2026	\$408.64			Purchasing
Sunrise Engineering Inc.	6461	01/08/2026	\$5,115.00			Purchasing
H&K Hoole & King L.C. Law Offices	6462	01/08/2026	\$289.13			Purchasing
Randall, Kerry	6463	01/08/2026	\$111.68			Purchasing
Snow Caldwell Beckstrom& Wilbanks, P	6464	01/08/2026	\$10,327.00			Purchasing
Payroll	0109261200	01/09/2026	\$16,202.90			Paycheck
Fralish, Lee W	6457	01/09/2026	\$60.47			Paycheck
Hammon, Brigham	6458	01/09/2026	\$77.90			Paycheck
Mortensen, David	6459	01/09/2026	\$62.90			Paycheck
Robertson, Robert Allen	6460	01/09/2026	\$132.90			Paycheck
Internal Revenue Service	EFTPS192026	01/09/2026	\$3,406.43			Payroll
Blue Stakes of Utah 811	6465	01/12/2026	\$96.25			Purchasing
Wells, Travis	6475	01/12/2026	\$133.25			Purchasing
Amazon Capital Services	A1122026	01/12/2026	\$0.00			Purchasing
AT&T and Affiliates	ATT1122026	01/12/2026	\$59.25			Purchasing
State Bank of Southern Utah	SBSU01122026	01/12/2026	\$139.25			Purchasing
State Bank of Southern Utah	SBSU112202	01/12/2026	\$940.06			Purchasing
State Bank of Southern Utah	SBSU1122026	01/12/2026	\$533.10			Purchasing
State of Utah-Dept of Commerce	6466	01/13/2026	\$160.92			Purchasing
Utah Retirement Systems	URS192026	01/13/2026	\$2,439.01			Payroll
Utah Retirement Systems	6467	01/14/2026	\$588.70			Payroll
Vargas, William S	6468	01/14/2026	\$1,232.50			Purchasing
Master Meter	6469	01/14/2026	\$2,083.00			Purchasing
Mullinnix, Steve	6470	01/14/2026	\$69.14			Purchasing
Ruesch & Reeve, PLLC	6471	01/14/2026	\$1,506.00			Purchasing
Southwest Utah Public Health Dept.	6472	01/14/2026	\$75.00			Purchasing
United States Treasury	6474	01/14/2026	\$667.15			Purchasing
Child Support Services (SDU/Tribal Orde	6476	01/14/2026	\$48.95			Payroll
Darger, Merrill	6477	01/14/2026	\$124.02			Purchasing
Hinton Burdick CPAs and Advisors	6478	01/14/2026	\$3,825.00			Purchasing
Scholzen Products	6479	01/14/2026	\$358.93			Purchasing
State Bank of Southern Utah	SBSU1142026	01/14/2026	\$3,193.26			Purchasing
State Bank of Southern Utah	SBSU11426	01/14/2026	\$416.99			Purchasing
Alkema, Amy	6480	01/15/2026	\$3,000.00			Purchasing
Utah State Tax Commission	EFT	01/19/2026	\$4,045.81			Payroll
Zoom Video Communications Inc.	EFT	01/20/2026	\$15.99			Purchasing
Catherine Wall	6481	01/21/2026	\$140.00			Purchasing
Shums Coda	6482	01/21/2026	\$6,517.50			Purchasing
Total Ready Mix LLC.	6483	01/21/2026	\$40.00			Purchasing
Washington County Solid Waste	6484	01/21/2026	\$5,729.00			Purchasing
Tax1099.com	EFT	01/22/2026	\$12.03			Purchasing
Tax1099.com	EFT	01/22/2026	\$59.65			Purchasing
State Bank of Southern Utah	SBSU1222026	01/22/2026	\$418.05			Purchasing
Payroll	0123261200	01/23/2026	\$13,970.19			Paycheck
State Bank of Southern Utah	SBSU1232026	01/23/2026	\$120.03			Purchasing
State Bank of Southern Utah	SBSU252026	01/23/2026	\$856.18			Purchasing
Utah Retirement Systems	URS1232026	01/23/2026	\$2,459.10			Payroll
Tink's Napa Superior Auto Parts	6486	01/26/2026	\$351.21			Purchasing
Rocky Mountain Power	EFT	01/26/2026	\$1,858.80			Purchasing
Catherine Wall	6485	01/27/2026	\$140.00			Purchasing

**Town of Apple Valley
Disbursement Listing
SBSU Operating - 01/01/2026 to 01/31/2026**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Void Date</u>	<u>Void Amount</u>	<u>Source</u>
Tax1099.com	EFT	01/27/2026	\$5.24			Purchasing
Buck's Ace Hardware	6487	01/28/2026	\$379.14			Purchasing
Utah Barricade Company	6488	01/28/2026	\$12.64			Purchasing
Internal Revenue Service	EFTPS1232026	01/28/2026	\$3,266.99			Payroll
Scholzen Products	6489	01/29/2026	\$309.77			Purchasing
			\$152,383.24		\$0.00	

**Town of Apple Valley
Disbursement Listing
SBSU Operating - Big Plains - 01/01/2026 to 01/31/2026**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Void Date</u>	<u>Void Amount</u>	<u>Source</u>
USDA Rural Development	USDA1152026	01/15/2026	\$1,269.00			Purchasing
USDA Rural Development	USDA1152026	01/15/2026	\$9,271.00			Purchasing
Amazon.com	A1272026	01/27/2026	\$40.34			Purchasing
State Bank of Southern Utah	SBSU1302026	01/30/2026	\$8.00			Purchasing
			\$10,588.34		\$0.00	

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General Property Taxes-Current	157,357.03	37,082.72	160,661.15	195,000.00	82.39%
3120 Prior Year's Taxes-Delinquent	0.00	(667.15)	(667.15)	0.00	0.00%
3130 General Sales and Use Taxes	125,470.52	21,681.13	125,854.28	204,325.00	61.60%
3140 Energy and Communication Taxes	32,603.90	8,656.67	33,490.69	45,000.00	74.42%
3150 RAP Tax	10,648.99	1,582.63	11,739.23	18,000.00	65.22%
3160 Transient Taxes	14,446.71	1,676.73	12,265.64	18,000.00	68.14%
3180 Fuel Tax Refund	0.00	0.00	451.24	0.00	0.00%
3190 Highway/Transit Tax	11,922.51	2,044.52	11,187.82	17,100.00	65.43%
Total Taxes	352,449.66	72,057.25	354,982.90	497,425.00	71.36%
Licenses and permits					
3210 Business Licenses	14,634.00	3,884.00	11,374.50	10,500.00	108.33%
3221 Building Permits-Fee	16,223.23	1,727.87	36,752.43	45,000.00	81.67%
3222 Building Permits-Non Surcharge	4,733.43	816.15	14,486.49	7,750.00	186.92%
3224 Building Permits Surcharge	22.08	2.59	49.52	100.00	49.52%
3225 Animal Licenses	263.11	470.00	620.00	500.00	124.00%
Total Licenses and permits	35,875.85	6,900.61	63,282.94	63,850.00	99.11%
Intergovernmental revenue					
3356 Class "C" Road Allotment	88,070.23	0.00	71,333.55	112,000.00	63.69%
3358 Liquor Control Profits	1,484.69	0.00	0.00	1,100.00	0.00%
Total Intergovernmental revenue	89,554.92	0.00	71,333.55	113,100.00	63.07%
Charges for services					
3230 Special Event Permit	1,550.00	0.00	4,050.00	1,000.00	405.00%
3410 Clerical Services	47.50	78.00	976.82	400.00	244.21%
3416 Other Interdepartmental Charges	30,000.00	3.75	3,003.75	0.00	0.00%
3431 Zoning and Subdivision Fees	5,550.00	1,800.00	52,386.95	20,000.00	261.93%
3440 Solid Waste	37,395.55	5,864.36	40,020.94	51,000.00	78.47%
3440.5 Paperless Bill Credit	(1,395.00)	(451.50)	(3,076.50)	(3,000.00)	102.55%
3441 Storm Drainage	29,714.65	4,418.56	30,703.64	49,000.00	62.66%
3461 GRAMA Requests	0.00	0.00	0.00	100.00	0.00%
3470 Park and Recreation Fees	0.00	0.00	225.00	100.00	225.00%
3615 Late Charges/Other Fees	750.18	51.25	1,720.92	1,000.00	172.09%
Total Charges for services	103,612.88	11,764.42	130,011.52	119,600.00	108.71%
Fines and forfeitures					
3510 Fines	4,506.84	631.99	4,543.00	5,000.00	90.86%
Total Fines and forfeitures	4,506.84	631.99	4,543.00	5,000.00	90.86%
Interest					
3610 Interest Earnings	34,953.03	4,565.64	33,619.06	45,000.00	74.71%
Total Interest	34,953.03	4,565.64	33,619.06	45,000.00	74.71%
Miscellaneous revenue					
3640 Sale of Capital Assets	0.00	0.00	0.00	20,000.00	0.00%
3690 Sundry Revenue	4,743.95	0.00	(6,205.43)	5,000.00	-124.11%
3692 Fire Department Fundraisers/Donations	0.00	0.00	100.00	0.00	0.00%
3801.1 Impact fees - Fire	3,376.00	844.00	6,752.00	6,800.00	99.29%
3801.3 Impact fees - Roadways	10,640.00	2,660.00	21,280.00	24,600.00	86.50%
3801.6 Impact fees - Storm Water	32,090.00	14,457.81	57,917.81	31,000.00	186.83%
3801.7 Impact fees - Parks, Trails, OS	2,900.00	725.00	5,800.00	6,600.00	87.88%
3801.91 Commercial Impact Fees - Storm Water	0.00	0.00	0.00	5,000.00	0.00%
3801.92 Commercial Impact Fees - Transportation	0.00	0.00	0.00	15,000.00	0.00%
3801.93 Commercial Impact Fees - Fire/EMS	0.00	0.00	0.00	60,000.00	0.00%
Total Miscellaneous revenue	53,749.95	18,686.81	85,644.38	174,000.00	49.22%
Total Revenue:	674,703.13	114,606.72	743,417.35	1,017,975.00	73.03%
Expenditures:					
General government					
Council					
4111.110 Council/PC Salaries and Wages	4,636.98	1,150.10	3,046.60	13,000.00	23.44%
4111.130 Council/PC Employee benefits	779.62	109.31	490.15	1,000.00	49.02%
4111.610 Council Donations and Discretionary Spending	0.00	0.00	19.93	5,000.00	0.40%
Total Council	5,416.60	1,259.41	3,556.68	19,000.00	18.72%
Administrative					

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4141.110 Admin Salaries and Wages	65,262.89	9,390.74	56,414.51	80,800.00	69.82%
4141.130 Admin Employee Benefits	10,388.28	1,697.43	8,076.32	10,000.00	80.76%
4141.140 Admin Employee Retirement - GASB 68	6,890.16	745.30	4,829.46	5,500.00	87.81%
4141.210 Admin Dues, Subs & Memberships	9,019.11	2,769.98	9,933.60	11,000.00	90.31%
4141.220 Admin Public Notices	59.58	0.00	(52.75)	100.00	-52.75%
4141.230 Admin Training	325.00	0.00	60.00	1,000.00	6.00%
4141.240 Admin Office/Administrative Expense	9,208.77	6,211.72	21,696.43	15,000.00	144.64%
4141.245 Sponsored/ Donated	0.00	0.00	774.25	0.00	0.00%
4141.250 Admin Equipment Expenses	10,038.71	605.02	5,851.23	13,000.00	45.01%
4141.260 Admin Building & Ground Maintenance	3,392.97	451.96	4,490.34	4,500.00	99.79%
4141.270 Admin Utilities	11,975.73	586.25	11,714.48	18,000.00	65.08%
4141.280 Admin Telephone and Internet	2,843.87	556.73	3,853.00	5,000.00	77.06%
4141.290 Admin Postage	2,282.36	250.99	1,978.12	3,700.00	53.46%
4141.320 Admin Engineering Fees	462.70	(2,297.00)	3,717.35	1,000.00	371.74%
4141.330 Admin Legal Fees	26,863.44	175.00	43,981.08	45,000.00	97.74%
4141.335 Prior Year Legal Fees	0.00	0.00	50,000.00	50,000.00	100.00%
4141.340 Admin Accounting & Auditing	22,821.16	1,239.42	30,803.12	30,000.00	102.68%
4141.350 Admin Building/Zoning/Planning Fees	17,380.08	6,517.50	32,859.50	27,000.00	121.70%
4141.390 Admin Bank Service Charges	65.00	0.00	15.00	200.00	7.50%
4141.410 Admin Insurance	14,772.81	0.00	16,925.68	16,000.00	105.79%
4141.490 Admin Travel Reimbursements	1,571.22	89.76	699.25	2,000.00	34.96%
4141.500 Admin Weed Abatement	0.00	0.00	175.00	0.00	0.00%
4141.610 Bad Debt Expense	(20.00)	0.00	0.00	0.00	0.00%
4170 Elections	0.00	0.00	1,455.90	1,500.00	97.06%
Total Administrative	215,603.84	28,990.80	310,250.87	340,300.00	91.17%
Total General government	221,020.44	30,250.21	313,807.55	359,300.00	87.34%
Public safety					
Police					
4210.110 Police Salaries & Wages/Contract	8,013.16	0.00	11,250.00	30,000.00	37.50%
4253.250 Animal Control Supplies	0.00	0.00	0.00	100.00	0.00%
Total Police	8,013.16	0.00	11,250.00	30,100.00	37.38%
Fire					
4220.110 Fire Salaries & Wages	36,099.15	9,434.36	44,717.17	70,000.00	63.88%
4220.130 Fire Employee Benefits	2,994.48	566.89	9,081.84	12,000.00	75.68%
4220.135 Fire Employee Retirement - GASB 68	5,994.61	1,330.43	6,987.45	11,100.00	62.95%
4220.150 Fire Contract Expense	2,328.00	1,164.00	5,856.00	4,000.00	146.40%
4220.210 Fire Dues, Subscriptions & Memberships	285.00	0.00	150.00	1,800.00	8.33%
4220.230 Fire Travel, Mileage & Cell	678.99	50.00	350.00	600.00	58.33%
4220.240 Fire Office & Other Expenses	1,803.14	164.90	803.37	2,000.00	40.17%
4220.250 Fire Equipment Maintenance & Repairs	7,619.25	290.00	7,642.39	8,000.00	95.53%
4220.255 Fire Improvements	1,260.00	0.00	0.00	1,500.00	0.00%
4220.260 Fire Rent Expense	3,000.00	3,000.00	6,000.00	6,000.00	100.00%
4220.360 Fire Training	669.07	381.37	1,071.37	2,100.00	51.02%
4220.450 Fire Small Equip/Supplies	8,038.13	(420.56)	7,459.63	15,000.00	49.73%
4220.455 EMS Medical Supplies	1,410.64	0.00	0.00	3,000.00	0.00%
4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	500.00	0.00%
4220.465 Fire Gear	8,610.08	0.00	9,271.51	10,000.00	92.72%
4220.480 Fire Mitigation MOU Expenditures	0.00	0.00	0.00	15,000.00	0.00%
4220.560 Fire Equipment Fuel	1,548.14	0.00	1,527.82	2,500.00	61.11%
4220.740 Fire Capital Outlay	18,985.25	0.00	615.00	135,000.00	0.46%
Total Fire	101,323.93	15,961.39	101,533.55	300,100.00	33.83%
Total Public safety	109,337.09	15,961.39	112,783.55	330,200.00	34.16%
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	1,794.00	0.00	422.50	3,000.00	14.08%
4410.130 Road Employee Benefits	136.94	0.00	32.20	200.00	16.10%
4410.275 Road Improvements	850.00	0.00	0.00	100,000.00	0.00%
4410.450 Road Department Supplies	699.88	0.00	6,308.79	1,000.00	630.88%
4410.810 Road Principal	36,000.00	0.00	37,000.00	36,000.00	102.78%
4410.820 Road Interest	27,243.41	0.00	26,375.00	27,275.00	96.70%
4415.110 Public Works Wages and Contract Labor	37,697.00	5,945.00	37,822.76	52,500.00	72.04%
4415.130 Public Works Employee Benefits	3,750.16	1,264.50	6,671.59	7,500.00	88.95%
4415.140 Public Works Employee Retirement - GASB 68	2,437.47	818.37	5,468.93	4,750.00	115.14%
4415.450 Public Works Supplies	6,209.98	184.74	4,087.13	6,000.00	68.12%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4415.550 Public Works Equipment Maintenance	3,965.19	178.45	9,537.54	3,000.00	317.92%
4415.560 Public Works Equipment Fuel	1,440.96	0.00	2,675.46	2,000.00	133.77%
4415.570 Public Works Travel, Mileage, Cell	0.00	0.00	0.00	500.00	0.00%
4415.615 Storm Drainage Improvements	2,105.60	0.00	5,100.00	100,000.00	5.10%
4415.740 Public Works Capital Outlay	13,000.00	0.00	0.00	0.00	0.00%
Total Highways	137,330.59	8,391.06	141,501.90	343,725.00	41.17%
Sanitation					
4420.460 Solid Waste Service	38,308.38	0.00	34,873.24	51,000.00	68.38%
Total Sanitation	38,308.38	0.00	34,873.24	51,000.00	68.38%
Total Highways and public improvements	175,638.97	8,391.06	176,375.14	394,725.00	44.68%
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	1,946.00	0.00	179.50	2,000.00	8.98%
4540.130 Park/Rec Employee Benefits	148.63	0.00	13.62	200.00	6.81%
4540.250 Park/Rec Department Expenses	678.59	0.00	150.00	1,000.00	15.00%
4540.460 Park/Rec Community Events Supplies	758.04	0.00	112.50	4,000.00	2.81%
4540.740 Parks Capital Outlay	0.00	0.00	0.00	50,000.00	0.00%
4540.745 Park Improvements	1,641.07	0.00	0.00	0.00	0.00%
Total Parks	5,172.33	0.00	455.62	57,200.00	0.80%
Total Parks, recreation, and public property	5,172.33	0.00	455.62	57,200.00	0.80%
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	129,050.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	(69,700.00)	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	(60,400.00)	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	(64,000.00)	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	(43,400.00)	0.00%
Total Transfers	0.00	0.00	0.00	(108,450.00)	0.00%
Total Expenditures:	511,168.83	54,602.66	603,421.86	1,032,975.00	58.42%
Total Change In Net Position	163,534.30	60,004.06	139,995.49	(15,000.00)	-933.30%
Income or Expense					
Income from Operations:					
Operating income					
3375 Lease Revenue	5.00	0.00	0.00	0.00	0.00%
Total Operating income	5.00	0.00	0.00	0.00	0.00%
Total Income from Operations:	5.00	0.00	0.00	0.00	0.00%
Total Income or Expense	5.00	0.00	0.00	0.00	0.00%

Town of Apple Valley
Operational Budget Report
51 Water Operations Fund - 07/01/2025 to 01/31/2026
58.33% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Income or Expense					
Income from Operations:					
Operating income					
5140 Water sales	425,619.00	38,846.61	342,325.65	670,000.00	51.09%
5150 Water standby fees	27,661.34	3,607.27	25,007.88	32,000.00	78.15%
5310 Connection fees	6,400.00	1,650.00	11,889.83	6,700.00	177.46%
5410 Late penalties and fees	2,677.36	0.00	691.04	3,000.00	23.03%
5490 Other operating income	209.73	10,334.00	10,757.55	2,250.00	478.11%
Total Operating income	462,567.43	54,437.88	390,671.95	713,950.00	54.72%
Operating expense					
6010 Clerical Contractor labor	258.28	0.00	0.00	300.00	0.00%
6011 Town Payroll Services	30,000.00	0.00	3,000.00	3,000.00	100.00%
6013 Water Salaries and Wages	34,615.50	25,096.86	110,227.82	228,300.00	48.28%
6014 Water Benefits	11,451.85	4,199.24	22,804.27	32,500.00	70.17%
6014.5 Water Employee Retirement - GASB 68	0.00	3,145.83	11,932.94	20,250.00	58.93%
6023 Travel	0.00	36.25	36.25	500.00	7.25%
6024 Training	463.76	0.00	3,689.18	1,200.00	307.43%
6025 Books/Subscriptions/Memberships	3,151.60	0.00	1,259.00	4,000.00	31.48%
6030 Office supplies and expenses	1,409.12	595.00	2,374.17	3,000.00	79.14%
6031 Sponsored/ Donated Water	0.00	75.06	75.06	0.00	0.00%
6032 Postage	0.00	6.99	159.93	200.00	79.97%
6035 Bank service charges	(8.00)	8.00	18.00	100.00	18.00%
6040 Professional service	1,842.30	0.00	9,713.75	15,000.00	64.76%
6043 Accounting & Audit fees	1,750.00	0.00	10,047.18	10,000.00	100.47%
6044 Water test	2,527.54	75.00	2,190.00	5,000.00	43.80%
6045 Legal fees	14,005.00	0.00	5,966.50	20,000.00	29.83%
6050 Water System maintenance and repairs	9,200.17	0.00	34,288.19	15,000.00	228.59%
6051 Water System equipment	3,196.16	0.00	3,093.30	12,000.00	25.78%
6052 Well maintenance and repairs	1,598.31	407.88	5,732.30	20,000.00	28.66%
6053 Tank maintenance and repairs	424.97	422.20	6,544.46	11,000.00	59.50%
6054 Hydrant Testing & Maintenance	29.18	0.00	797.71	0.00	0.00%
6060 Water Equipment Costs Other than Fuel	5,983.00	993.53	9,899.86	1,000.00	989.99%
6061 Water Equipment Fuel	3,984.96	0.00	1,401.48	6,000.00	23.36%
6067 Utilities	15,524.82	2,279.57	15,666.53	20,000.00	78.33%
6068 Telephone & Internet	0.00	59.25	479.94	0.00	0.00%
6070 Water Dept Insurance	9,154.86	(5,768.41)	1,416.98	12,000.00	11.81%
6095 Depreciation expense	91,544.11	13,446.02	93,602.12	165,000.00	56.73%
Total Operating expense	242,107.49	45,078.27	356,416.92	605,350.00	58.88%
Total Income from Operations:	220,459.94	9,359.61	34,255.03	108,600.00	31.54%
Non-Operating Items:					
Non-operating income					
5510 Grants	35,200.00	0.00	0.00	0.00	0.00%
5520 Impact fees	71,152.00	16,569.52	88,413.85	90,000.00	98.24%
5610 Interest income	8,185.11	1,418.69	10,076.58	12,000.00	83.97%
5690 Sundry Revenue	0.00	0.00	13,422.85	500.00	2,684.57%
Total Non-operating income	114,537.11	17,988.21	111,913.28	102,500.00	109.18%
Non-operating expense					
6080 Interest expense	48,324.86	6,738.72	47,405.56	83,110.00	57.04%
Total Non-operating expense	48,324.86	6,738.72	47,405.56	83,110.00	57.04%
Total Non-Operating Items:	66,212.25	11,249.49	64,507.72	19,390.00	332.69%
Total Income or Expense	286,672.19	20,609.10	98,762.75	127,990.00	77.16%

Town of Apple Valley

WATER USAGE ANALYSIS

	COMPARABLE ACCTS			TOTAL SYSTEM		
	2024/2025	2023/2024	Over/ (Under)	2024/2025	2023/2024	Over/ (Under)
JUL 2024	5,636,140	4,175,649	1,460,491	8,878,424	5,479,963	3,398,461
AUG	5,668,974	5,186,555	482,419	6,948,130	6,109,615	838,515
SEP	5,312,309	3,383,692	1,928,617	6,979,299	3,797,812	3,181,487
OCT	4,579,587	4,317,647	261,940	5,271,210	4,543,937	727,273
NOV	2,732,446	3,051,942	(319,496)	3,062,903	3,157,262	(94,359)
DEC	2,557,924	2,496,641	61,283	2,785,854	2,524,351	261,503
JAN 2025	2,021,606	1,929,335	92,271	2,958,671	2,217,125	741,546
FEB	2,135,835	1,628,010	507,825	2,668,605	1,648,950	1,019,655
MAR	2,259,604	2,204,640	54,964	3,479,383	2,530,120	949,263
APR	4,352,473	3,847,822	504,651	4,705,353	4,124,592	580,761
MAY	6,299,814	6,147,165	152,649	6,819,479	6,512,172	307,307
JUNE	7,325,980	6,882,997	442,983	7,670,940	7,313,637	357,303
FY2025 SUBTOTALS	50,882,692	45,252,095	5,630,597	62,228,251	49,959,536	12,268,715
	2025/2026	2024/2025	Over/ (Under)	2025/2026	2024/2025	Over/ (Under)
JUL 2025	9,396,900	8,198,934	1,197,966	10,378,670	8,652,204	1,726,466
AUG	6,847,030	6,257,214	589,816	7,169,566	6,800,544	369,022
SEP	5,034,777	5,888,649	(853,872)	5,699,327	6,734,429	(1,035,102)
OCT	4,124,813	4,516,150	(391,337)	4,712,513	5,077,500	(364,987)
NOV	2,516,390	2,504,533	11,857	2,878,660	2,938,073	(59,413)
DEC	2,604,090	2,477,014	127,076	2,921,830	2,700,644	221,186
JAN 2026	1,973,560	2,063,501	(89,941)	2,169,880	2,864,171	(694,291)
FEB	0		0			0
MAR	0		0			0
APR	0		0			0
May	0		0			0
JUNE	0		0			0
FY2026 SUBTOTALS	32,497,560	31,905,995	591,565	35,930,446	35,767,565	162,881

Comparable Accounts: Had usage in both years

Total System: All usage