



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 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, March 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-2026-07, Amend Title 1.02.010 New Connections For Water Service. (Allow water meters/service without a building permit.)
2. Ordinance O-2026-10, Amending the compensation for the Town Clerk/Recorder.

DISCUSSION AND ACTION

- [3.](#) Ordinance O-2026-07, Amend Title 1.02.010 New Connections For Water Service. (Allow water meters/service without a building permit.)
- [4.](#) Ordinance O-2026-08 Amend Title 10.02.050 Building Permit Required, 10.10.020 A Agricultural Zone, and 10.10.050 RE Rural Estates Zone. (Allow water meters/service without a building permit and allow animal enclosures in the front and side yards of people's property)

Planning Commission held a public hearing on March 11, 2026, and recommended approval of the ordinance with two lines removed, and the attached ordinance reflects those recommended changes.

- [5.](#) Ordinance O-2026-09, Adopting the Town of Apple Valley Procurement Ordinance.
- [6.](#) Ordinance O-2026-10, Amending the compensation for the Town Clerk/Recorder.

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.

- [7.](#) Disbursement Listing for February 2026.
- [8.](#) Budget Report for Fiscal Year 2026 through February 2026.

9. February 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-2026-07**

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

SECTION 1:**AMENDMENT** “1.02.010 New Connections For Water Service” of the Apple Valley Water Department is hereby *amended* as follows:

A M E N D M E N T

1.02.010 New Connections For Water Service

- A. Applicants desiring a connection for property located within the Department shall notify the Department requesting that the District provide the required retail water service. New connections may be installed prior to an approved culinary use. ~~However, it will be locked and unusable until such time a building permit has been issued by the Town of Apple Valley. As an exception, water meters may be installed for agricultural use only. It may not be connected to any structure or be used as culinary water. Any unauthorized use will be subject to lockout.~~ Water meters and related service lines may be installed prior to issuance of a building permit, provided installation complies with all Town construction standards, Water Department policies, and inspection requirements. Water service may be activated prior to issuance of a building permit provided that:
1. The service is not connected to any structure intended for human occupancy;
 2. The use of water is limited to construction, agricultural, irrigation, or other non-culinary purposes;
 3. All required inspections have been completed and approved by the Town; and
 4. The property owner executes any required acknowledgment or agreement confirming that culinary or residential use of water requires issuance of a valid building permit and final inspection approval.

No water service shall be used for culinary purposes or for residential occupancy until a valid building permit has been issued and final inspection approval has been granted by the Town.

The Town retains the authority to discontinue, restrict, or lock water service upon determination that the service is being used in violation of this section or any other applicable ordinance, regulation, or policy.

- B. The installation will require the impact fee, connection fee and if applicable (at the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customer) an

appropriate municipal category water right provided by applicant by conveyance provided by applicant by conveyance. If the agricultural connection is changed to culinary use and the property is under new ownership, the connection will be subject to the impact fee less any standby credits. The Department will then follow its procedures for obtaining water service. The applicants shall bear the cost of all expenses associated with providing the retail water service. If providing service by the Department requires a mainline extension, the applicant will follow the procedures starting with 1.02.040 Procedures for Obtaining Water Services for Development Projects.

- C. Upon approval of the new water connection and payment of required deposit, the applicant shall engage at their own expense a licensed and insured contractor approved by the Water Superintendent for the excavation of the water main. The contractor shall schedule the excavation at a time when the Water Superintendent is available to supervise the excavation. Contractor shall obtain an Encroachment Permit from the Town, if required. Upon excavation of the water main, the Water Superintendent shall then install the service line and required water meter. After the installation of the water meter, the contractor shall then replace excavated materials, and repair the impacted area to the condition prior to excavation. This includes new road base or asphalt as required by Apple Valley Town Standards.
- D. Unless waived by the Department for good cause, applicants desiring a connection for property not included within the existing boundaries of the Department shall petition to annex their lands into the Department before their application will be processed. The petition shall include a legal description of the property and reasonable evidence that the petitioner is the owner of the property to be annexed or is the lawful agent of the owner. In addition, if the property is located within the legal boundaries of an incorporated city, the application shall also comply with the procedure in Section A.
- E. All applicants shall sign a Water Application and Agreement. Such application shall include the location of the desired water service, the name of the applicant, the date of application, proof of ownership of the property, and the basic terms and conditions with which the applicant shall be required to comply to receive water service. Such terms and conditions shall require the applicant to:
 1. Pay the current connection deposit as established by the Department's Administrative Control Board. After completion of the connection, the Department will provide applicant an itemized billing of time and materials for the connection, and shall either refund the unused portion of the deposit or bill the applicant for the balance. Refund of deposit will be mailed within 30 days of completion. If a balance remains, that amount shall be paid within 30 days of completion or the meter is subject to lockout until payment in full is received. Connection certificates issued and agreements providing for connections executed prior to the effective date of these rules and regulations shall be honored.
 2. All new applicants shall provide to the Department the applicant's social security number and pay to the Department a \$100 deposit, which, at the option and request of the applicant, may be credited to the applicant's account after one year, provided that the applicant's account has not been delinquent at

any time during the one-year time period. Should the applicant fail to request that the deposit be credited to their account after such time, the Department shall retain the deposit until either party terminates service. Upon termination, the Department will return the deposit to the applicant, less any amounts still owing to the Department. Should an applicant choose not to provide their social security number; the applicant shall pay a \$500 deposit, which will be retained by the Department until either party terminates service. Upon termination, the Department will return the deposit to the applicant, less any amounts still owing to the Department. Existing customers shall not be required to provide the Department with their social security number, unless their accounts have ever been delinquent for more than ninety (90) days.

3. At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, one (1) acre foot of municipal category water rights must be bought-in at \$10,000.00 per connection or deeded to the Department in lieu of the buy-in. Conveyance to the Department, must be in a form or manner approved by the Department, an existing water right in a quantity sufficient to allow the Department to meet the use applied for by the applicant. For a single-family residential connection with outside irrigation not exceeding one acre, the quantity of water right to be conveyed is 1.0-acre foot. The requirement for other applications, such as commercial or larger acreage, shall be determined on a case-by-case basis. The conveyance to the Department and the Department's obligation to service the applicant is conditioned upon approval by the State Engineer of a change application filed by the Department to change the nature and place of use and the point of diversion of the conveyed water right to that consistent with the requested service. Any reduction by the State Engineer in the quantity of water approved as a result of change of nature of use or forfeiture shall be the responsibility of the applicant.
4. Pay for all sums of water usage and service charges at the rates lawfully set from time to time by the Department's Administrative Control Board. The Department shall impose a five percent (5%) finance charge, applied monthly to all delinquent accounts.
5. Abide and obey all rules and regulations then in effect and thereafter adopted by the Department.
6. Pay all water and service charges by the last day of the month the statement is prepared. Failure to pay said charges within 30 days of statement date will result in the account being declared delinquent and the water service terminated upon proper notice. Water service shall be restored upon payment of all delinquent amounts plus a reasonable service restoration charge.
7. Pay any interest, collection charge, and restoration fee set forth in these rules and regulations.
8. Pay all costs, including attorney's fees, incurred by the District through its efforts to collect any delinquency or to enforce these rules and regulations.
9. Acknowledge that the service connection and all of its parts and materials from the water main to the point of connection to the line stubbed from the

building, said point of connection being immediately downstream of the meter box, shall be the property of the Department.

10. Acknowledge that the Department reserves the right at any time, without notice, to shut off or curtail water service, in the event of a water scarcity, to facilitate repairing or maintenance of the Department's water system, or to protect the Department's water system and supply from contamination which could endanger the public health.
 11. Identify a relative by name and address, not living with the applicant.
 12. Notify the Department of any cross-connection, backflow incident, or other condition within the customer's system which may put the Department's system and/or water supply at risk for contamination. Notification must occur as soon as possible, but no later than 24 hours upon learning about such conditions.
 13. Acknowledge that the customer shall be responsible for installing and maintaining a thermal expansion chamber and a pressure reducing valve on the cold water line feeding the customer's water heater, and that any damage which may occur as a result of a missing or faulty thermal expansion chamber or pressure reducing valve shall be the responsibility of the customer. Neither the chamber nor the valve shall be removed except to necessitate a replacement or repair.
- F. The Department shall maintain a list of customers with unpaid water bills. Applications for water service from previous customers with unpaid balances shall not be processed until the unpaid balances together with interest are paid.
- G. Upon proper execution of the annexation petition, if applicable, signing of the Water Application and Agreement, payment of the current connection fee, buy-in or conveyance of the required water rights, plus any other charges or fees that are determined to be due and the Department's determination that water and facilities are available for service at such location, the applicant shall be accepted as a retail customer of the Department.

SECTION 2: SEVERABILITY CLAUSE If any provision of this Ordinance is determined to be invalid or unconstitutional, such determination shall not affect the validity of the remaining provisions.

SECTION 3: EFFECTIVE DATE This Ordinance shall take effect upon adoption and publication as required by law.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike 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

PLANNING COMMISSION STAFF REPORT

Agenda Item: Proposed Ordinance Amendments

Applicant: Town of Apple Valley

Sections Affected:

- Title 7 – Water Department
 - 10.02.050 – Building Permit Required
 - 10.10.050 – RE Rural Estates Zone
-

SUMMARY

The proposed ordinance includes two coordinated amendments:

1. **Water Service Amendment** – Allows installation and conditional activation of water meters prior to issuance of a building permit, while maintaining that residential occupancy and culinary use require a valid building permit and final inspection approval.
2. **Animal Enclosure Amendment (RE Zone Only)** – Removes the requirement that animal enclosures be located behind the main dwelling and allows placement in rear, side, or front yards, subject to setback, containment, and nuisance standards.

The Agricultural Zone is not amended, as it does not contain a rear-yard restriction.

FINDINGS

The amendments:

- Do not alter density, lot size, or permitted uses
 - Maintain public health and safety protections
 - Preserve nuisance and enforcement authority
 - Are consistent with the Town's rural character and General Plan
-

REQUIRED ACTION

Pursuant to Utah Code § 10-9a-502, the Planning Commission shall conduct a public hearing and forward a recommendation to the Town Council.

STAFF RECOMMENDATION

Staff recommends approval and forwarding a positive recommendation to the Town Council.

**APPLE VALLEY
ORDINANCE O-2026-08**

WHEREAS,

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

SECTION 1:**AMENDMENT** “10.02.050 Building Permit Required” of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.02.050 Building Permit Required

- A. The construction, alteration, repair, removal or moving of any building or structure or any part thereof, as provided or as restricted in this title, shall not be commenced or proceeded with, except after the issuance of a written permit for the same by the building inspector. Buildings under 200 square feet in area, and shipping containers 360 square feet or less, that have no utilities do not require a building permit. Open buildings such as car ports, pergolas, gazebos and pavilions, which have no solid walls, do not require building permits.
- B. In addition to buildings or structures, utility systems and other physical improvements on any lot, such as pools, courts, etc., shall be constructed only after receiving a written permit from the building inspector.
- C. Notwithstanding the foregoing, installation of water meters, water service laterals, and related underground water infrastructure located outside of structures shall not require a building permit, provided such installation complies with Title 7 (Water Department regulations), Town engineering standards, and required inspections. Activation of water service in accordance with Section 1.02.010 shall not, by itself, require issuance of a building permit.
- D. All building permits shall be issued in accordance with the general plan of the town, the road plan, the standards and regulations approved by the Town and all boards, commissions, agencies and officials of the town and all other applicable ordinances of the town, including the town subdivision ordinance.
- E. Distance between Buildings: No two (2) buildings on the same or adjacent properties shall be located closer together than ten feet (10'). No building, structure or run housing animals or fowl shall be constructed closer to a dwelling unit on the same or an adjacent lot than fifty feet (50').
- F. Applicability to Commercial Properties: This Section applies only to residential structures and uses. For commercial buildings and uses, the requirements of the International Building Code (IBC), as adopted by the Town ordinance of Apple

Valley, shall govern the permitting and construction standards.

SECTION 2: AMENDMENT “10.10.050 RE Rural Estates Zone” of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.10.050 RE Rural Estates Zone

- A. Purpose: The purpose of this zone is to provide permanent area for small farms, hobby farms and limited agricultural development for personal use.
- B. Permitted uses: Uses permitted in this zone, following the issuance of a building permit for a permanent dwelling, are as follows; provided however that installation or activation of water service as permitted under Subsection “Water Service and Utility Connections” below shall not, by itself, constitute establishment of a permitted residential use. ~~Uses permitted in this zone, following the issuance of a building permit for a permanent dwelling, are as follows:~~
1. Single-family dwellings not less than 800 sq. ft. on the main floor, unless otherwise approved with a Conditional Use Permit (CUP);
 2. Accessory buildings and uses;
 3. Home occupations;
 4. Raising of crops, gardens, and horticulture;
 5. Residential facility for persons with a disability (see AVLU 10.28 for supplementary information); permanent residence not required.
 6. Residential facility for the elderly (see AVLU 10.28 for supplementary information); permanent residence not required.
 7. Churches; permanent residence not required.
 8. Public park or playgrounds;
 9. The keeping of animals and fowl for family food production, but not for commercial use.
10. Animal Allowances/Restrictions:
- a. The number of domesticated animals which may be maintained on the property shall be determined on the basis of a point system. No lot shall exceed one hundred (100) points per acre or fifty (50) points per half-acre. All Lots will be apportioned 25 points in 0.25 acre increments up to 250 points or 2.5 acres. (e.g., a 1.20 acre lot is allocated 100 points. A 1.25 acre lot is allocated 125 points). After 5 acres, 25 points per 0.25 acre increments up to 500 points or 7.5 acres.
 - b. Type of animal or fowl (number of points per animal), further restrictions:
 - (1) Cow, horse, donkey, mule, or similar large animal, and potbelly pig 25 points each, but not to exceed the maximum

- of ten (10) large animals per five (5) acres;
 - (2) Miniature horses, sheep, goats, or similar medium-size animals, less than 36 inches in height as measured from the withers, (8 points each), but not to exceed the maximum of twenty (20) medium animals per five (5) acres;
 - c. Chickens, ducks, pigeons, doves, rabbits, turkeys, geese, pheasants, and similar small and medium-size fowl are not to exceed twenty thirty (30) per One (1) acre;
 - d. No rooster is permitted on any lot which is less than one (1) acre. Lots 1 acre or larger may have one (1) rooster per thirty (30) chickens.
 - e. Only domestic and farm animals including household dogs and pets shall be kept on any lot with in the Rural Estates Zone.
 - f. Other than domesticated potbelly pigs allowed under AVLU 10.10.050.B.10.b(1), the keeping of any pigs is not allowed in the Rural Estates Zone.
 - g. The following shall be excluded from consideration for the purpose of determining compliance with this section:
 - (1) The unweaned, offspring of a residing animal or fowl, under six (6) months of age.
 - (2) Residents 18 years or younger participating in a 4-H, FFA or similar youth program raising an animal with the intent to sell the animal at auction within twelve (12) months.
 - h. Animals shall be contained in proper pens, coups, corals, pasture, paddock, arena, or similar exercise area on owners property Animal enclosures shall be cleaned regularly, be kept in good repair, give the animals ample room, and offer the animals shelter and shade.
 - i. Noise, safety, pests or smell nuisances that result from improper care of animals or property are strictly prohibited. Property owners must implement a fly mitigation program with deployment of fly traps, fly spray chemicals or fly predators and maintain these devices and methods during the fly season for vector control.
 - j. Violation of AVLU 10.10.050.B.11 is an infraction punishable by fine up to \$750 if violation is not corrected within thirty (30) days of initial notice of violation.
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
1. Accessory use and buildings before a building permit is issued.
 2. Raising of crops, gardens, and horticulture before a building permit is issued.
 3. Single family dwelling less than 800 sq. ft. on the main floor.
 4. The keeping of animals and fowl for family food production, but not for commercial use before a building permit is issued.
- D. Any use not specifically allowed under permitted uses shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or conditional use as provided in subsection 10-7-180-E4 of this title.
- E. Height Regulations: No building shall be erected to a height greater than thirty-five (35) feet. No accessory building shall be erected to a height greater than twenty-five

(25) feet.

F. Minimum Area, Width, and Yard Regulations

District	Area	Lot Width in Feet	Yard Setbacks in Feet for Primary Residence			Square Feet Maximum Size of	Square Feet Maximum Size of	Maximum Building Coverage
			Front	Side	Rear			
RE-1.0	1.0 acre	100	25	10	10	4,000	700	50%
RE-2.5	2.5 acres	150	25	25	25	4,500	1,000	50%
RE-5.0	5.0 acres	200	25	25	25	5,000	1,500	50%

** No more than one (1) Primary home on a property.

G. Modifying Regulations:

- a. Shipping containers shall not be stacked unless they are used for an accessory building structure or primary dwelling structure and the exterior is completely covered by an exterior siding that must meet all visual and structural requirements set forth by the building and safety ordinances.
- b. Any accessory building must not exceed 25 feet in height.
- c. All accessory building permits must be accompanied by a building permit for a primary dwelling or be used in conjunction with an existing primary dwelling. An accessory building permit may be issued without a primary dwelling being on the property with a Conditional Use Permit (CUP).
- d. No accessory building shall be occupied or used as any type of living space.
- e. Side Yards: The side yard setback on a "street side" yard shall be the same as a front yard setback. Accessory buildings located at least ten (10) feet away from the main building must have a side or rear property setback of at least ten (10) feet on interior lot lines.
- f. Distance Between Buildings: No two (2) buildings on the same property shall be located closer together than ten (10) feet. No building, structure, or pen/corral/coop/ housing animals or fowl shall be constructed closer than fifty

- (50) feet to a dwelling unit on an adjacent lot, or thirty (30) feet from property line, whichever is further. ~~Animal enclosures shall be behind the main dwelling and shall be no closer than thirty (30) feet to main dwelling.~~
- g. Animal enclosures may be located in rear, side, or front yards, provided they: Are securely enclosed to prevent animals from entering public streets; and Comply with all applicable nuisance, sanitation, and animal care standards of this Title.
- h. Prohibited Materials and Storage: No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.
- i. All lighting shall comply with AVLU 10.26 Outdoor Lighting Ordinance.
- j. Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
- (1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 - (2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
- k. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit.
- l. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
- m. All street, drainage, utility and other public improvements shall be installed as required by the applicable town ordinances, standards and regulations. However, upon recommendation by the Planning Commission and approval of the Town Council based upon good cause shown, the requirements for the installation of dry sewer, curb, gutter and asphalt may be waived or delayed, as the Town Council, in its discretion, may determine.
- n. On large lots 2.5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.
- o. Water Service and Utility Connections: Notwithstanding any other provision of this Section requiring issuance of a building permit prior to establishment of a permitted use, installation of water meters, water service laterals, and related underground water infrastructure located outside of structures shall not require issuance of a building permit, provided such installation complies with Title 7 (Water Department regulations), Town engineering standards, and required inspections. Activation of water service in accordance with Section 1.02.010 of the Apple Valley Municipal Code shall not constitute establishment of a dwelling, approval of occupancy, or authorization for human habitation. No culinary or residential occupancy use of water shall occur until issuance of a valid building permit and final inspection approval as required by Title 10 and

applicable construction codes.

SECTION 3: AMENDMENT “10.10.020 A Agricultural Zone” of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.10.020 A Agricultural Zone

- A. Purpose: The purpose of this zone is to preserve appropriate areas for permanent agricultural use, actively devoted to agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.
- B. Permitted Uses: Uses permitted in this zone are as follows; provided however that installation or activation of water service as permitted under Subsection “Water Service and Utility Connections” below shall not, by itself, constitute establishment of a residential use or approval of occupancy: ~~Uses permitted in this zone are as follows:~~
 - 1. Crop production, horticulture and gardening
 - 2. Farm buildings and uses
 - 3. Household pets
 - 4. Farming livestock
 - 5. Stands for sale of produce grown and sold on premises
 - 6. Veterinarian
 - 7. Pigs - See Ordinance O-2024-88, Title 10.41 Pigs.
 - 8. Residential Dwelling
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
 - 1. Agritourism
 - 2. Agricultural Industry
 - 3. Animal Specialties
 - 4. Kennel, Commercial
 - 5. Metal Building
 - 6. Recreation and Entertainment, Outdoor (A-10, A20, A-40 only)
 - 7. Stable, Public
 - 8. Pigs
- D. Any use not specifically allowed under permitted or conditional uses shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or conditional use as provided in 10-7-180-E4.
- E. Development Standards in Agricultural Zones:

	Zones
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Development Standard	A-X	A-40	A-20	A-10	A-5
Lot standards					
Minimum lot area	Any Size above 5 acres*	40 acres*	20 acres*	10 acres*	5 acres*
Minimum lot width	400 feet	400 feet	400 feet	300 feet	300 feet
Building standards					
Maximum height, main building ¹	35 feet	35 feet	35 feet	35 feet	35 feet
Maximum height, accessory building	35 feet	35 feet	35 feet	35 feet	35 feet
Setback standards - front yard					
Any building ²	30 feet	30 feet	30 feet	30 feet	30 feet
Setback standards - rear yard					
Main building	30 feet	30 feet	30 feet	30 feet	30 feet
Accessory building	No requirement	No requirement	No requirement	No requirement	No requirement
Setback standards - interior side yard					
Main building	15 feet	15 feet	15 feet	15 feet	
Accessory building of 100 square	No requirement	No requirement	No requirement	No requirement	No requirement

feet or less							
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet	20 feet		
Setback standards - street side yard							
Main building		15 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Main building on corner lot with yard that abuts the side yard of another lot	20 feet						
Accessory building	Not permitted						
ADD Animals permitted							
<p>*Required minimum size may be calculated prior to a required road dedication.</p> <p>**No more than one (1) primary home on a property.</p>							

Notes:

F. Modifying Regulations:

1. Fur farms, silos, fish farms or the keeping of exotic animals may not be approved in the A-5 district.
2. Location of Corral or Stable: No corral or stable shall be located closer than one hundred feet (100') from any dwelling unit in an adjacent zone..
3. Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily

associated with and incidental and subordinate to such uses.

a. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.

b. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

4. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit. 5. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.6. On large lots 5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.7. For a lot split on zone A-X, the landowner/applicant must apply for a zone change to match the new lot sizes that will be created if the new lots will be smaller than forty (40) acres. If the new lots created from the lot split are above 40 acres, the land may stay zoned A-X.

3. Water Service and Utility Connections: Notwithstanding any provision of this Section, installation of water meters, water service laterals, and related underground water infrastructure located outside of structures shall not require issuance of a building permit, provided such installation complies with Title 7 (Water Department regulations), Town engineering standards, and required inspections. Activation of water service in accordance with Section 1.02.010 of the Apple Valley Municipal Code shall not constitute establishment of a residential dwelling, approval of occupancy, or authorization for human habitation. No culinary or residential occupancy use of water shall occur until issuance of a valid building permit and final inspection approval as required by Title 10 and applicable construction codes.

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 take effect upon adoption and publication as required by law.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike 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**ORDINANCE NO. O-2026-09**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY ADOPTING PROCUREMENT PROCEDURES CONSISTENT WITH UTAH CODE TITLE 63G-6a, DESIGNATING A CHIEF PROCUREMENT OFFICER, ESTABLISHING PROCUREMENT REQUIREMENTS AND THRESHOLDS, PROVIDING FOR THE DISPOSAL OF TOWN PROPERTY, AND REPEALING PRIOR PURCHASING POLICIES ADOPTED BY RESOLUTION.

SECTION 1**Purpose and Authority**

The purpose of this ordinance is to establish procurement procedures for the Town of Apple Valley consistent with the Utah Procurement Code, Utah Code Title 63G-6a.

These procedures are intended to ensure fairness in public procurement, obtain the best value for the Town, maintain transparency and accountability, and comply with applicable state law.

SECTION 2**Applicability**

This ordinance applies to all procurement of supplies, services, construction, and other expenditures made by the Town of Apple Valley.

Procurement shall be conducted in accordance with the Utah Procurement Code and the procedures established in this ordinance.

SECTION 3**Definitions**

For purposes of this ordinance:

Chief Procurement Officer (CPO) means the individual designated by the Town Council to oversee procurement activities for the Town.

Procurement means buying, purchasing, renting, leasing, or otherwise acquiring any supplies, services, construction, or other items by the Town.

Services means the furnishing of labor, time, or effort by a contractor.

Supplies means all property, including equipment, materials, and goods.

Disposal of Property means the removal of Town-owned personal property from service through sale, public auction, trade-in, recycling, transfer, or destruction when the property is determined to be surplus, obsolete, damaged, or no longer needed for Town operations.

Disposal does not necessarily mean destruction of property. Disposal may include the sale or transfer of property when doing so is in the best interest of the Town.

SECTION 4

Chief Procurement Officer

The Mayor is designated as the Chief Procurement Officer for the Town of Apple Valley.

The Chief Procurement Officer shall have authority to:

- Administer procurement procedures
- Approve purchases within the limits established in this ordinance
- Ensure compliance with the Utah Procurement Code
- Delegate procurement responsibilities when appropriate

SECTION 5

Procurement Thresholds

The following procedures apply unless otherwise required by the Utah Procurement Code.

Small Purchases

Purchases with an estimated cost of **\$1,000 or less** may be made without competitive quotes when determined to be reasonable and necessary.

Informal Procurement

Purchases exceeding **\$1,000 but less than \$50,000** should obtain quotes from multiple vendors when practicable.

Formal Procurement

Purchases of **\$50,000 or more** shall follow formal procurement procedures, including public solicitation when required under the Utah Procurement Code.

Notice of formal solicitations shall be posted on the **Utah Public Procurement Place (U3P)** when required.

SECTION 6

Exceptions

The following procurements may be made without competitive bidding when permitted under the Utah Procurement Code:

- Sole source procurements
- Emergency procurements
- Cooperative purchasing agreements
- State contracts or other authorized public contracts

All exceptions must be documented and maintained in the procurement record.

SECTION 7

Multi-Year Contracts

Contracts entered into by the Town shall not exceed **four (4) years** unless otherwise authorized by the Town Council or permitted under state law.

SECTION 8

Record Keeping

Procurement records shall be maintained in accordance with state record retention requirements and applicable procurement regulations.

Documentation shall include:

- Solicitation documents
- Quotes or bids received
- Evaluation documentation
- Contract awards
- Justification for exceptions

SECTION 9

Disposal of Town Property

Town property that is obsolete, damaged, or no longer needed for Town operations may be declared surplus and disposed of in a manner determined to be in the best interest of the Town.

Property Valued Under \$1,000

Department heads may dispose of property with an estimated value under **\$1,000** through recycling, transfer, sale, or other appropriate method.

Property Valued at \$1,000 or More

If a department has an item of personal property it wishes to dispose of with an estimated value of **\$1,000 or greater**, the department head shall request approval from the **Town Council**.

Upon approval, the property may be disposed of through:

- Public auction
- Sale
- Trade-in
- Recycling
- Transfer
- Destruction

Disposal shall be conducted in a manner that is transparent and in the best financial interest of the Town.

SECTION 10

Protest and Appeal

Any protest of a procurement decision shall be submitted in writing to the Chief Procurement Officer within the time period required by the Utah Procurement Code.

The Chief Procurement Officer shall review the protest and issue a written determination.

Appeals may be made in accordance with the procedures established in the Utah Procurement Code.

SECTION 11

Repealer

Any prior purchasing policies adopted by resolution that conflict with this ordinance are hereby repealed.

SECTION 12

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 this 18 day of March, 2026.

Councilmember (check one per seat):

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

TOWN OF APPLE VALLEY
A Utah municipal Corporation

ATTEST:

Michael Farrar, Mayor

Jenna Vizcardo, Town Recorder

TOWN OF APPLE VALLEY
ORDINANCE NO. O-2026-10

**AN ORDINANCE AMENDING THE COMPENSATION OF THE TOWN CLERK/
RECORDER**

SECTION 1. AUTHORITY

This Ordinance is adopted pursuant to Utah Code § 10-3-818, which authorizes a municipality to establish compensation for municipal officers by ordinance.

The Town Recorder is an appointed municipal officer of the Town of Apple Valley.

SECTION 2. COMPENSATION ADJUSTMENT

The hourly compensation of the Town Recorder is hereby increased by One Dollar (\$1.00) per hour above the currently authorized hourly rate.

All other duties, responsibilities, and employment conditions shall remain unchanged.

SECTION 3. EFFECTIVE DATE

This Ordinance shall take effect upon adoption and publication as required by Utah Code § 10-3-711.

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

Councilmember (check one per seat):

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

TOWN OF APPLE VALLEY
A Utah municipal Corporation

ATTEST:

Michael Farrar, Mayor

Jenna Vizcardo, Town Recorder

**Town of Apple Valley
Disbursement Listing
SBSU Operating - 02/01/2026 to 02/28/2026**

<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>
Town of Colorado City	6490	02/02/2026	\$1,164.00			Purchasing
Google LLC	G222026	02/02/2026	\$369.60			Purchasing
Superior Technical Solutions LLC	STS222026	02/02/2026	\$614.00			Purchasing
Superior Technical Solutions LLC	6492	02/03/2026	\$3,234.99			Purchasing
Chase Paymentech	C02032026	02/03/2026	\$328.41			Purchasing
Chase Paymentech	C2326	02/03/2026	\$73.09			Purchasing
Blackburn Propane Inc.	6493	02/04/2026	\$541.87			Purchasing
Farrar, CPA	6494	02/04/2026	\$1,162.50			Purchasing
James R Weeks	6495	02/04/2026	\$175.00			Purchasing
Revco Leasing	6496	02/04/2026	\$302.51			Purchasing
South Central Communications	6497	02/04/2026	\$556.73			Purchasing
Amazon Capital Services	6498	02/04/2026	\$125.38			Purchasing
Sunrise Engineering Inc.	6499	02/04/2026	\$5,650.00			Purchasing
Buck's Ace Hardware	6500	02/04/2026	\$458.79			Purchasing
trxfr to old BPW account for debt paymen		02/05/2026	\$15,000.00			JE: 866
Amazon.com	A252026	02/05/2026	\$256.00			Purchasing
State Bank of Southern Utah	SBSU122206	02/05/2026		02/05/2026	\$120.03	Purchasing
State Bank of Southern Utah	SBSU252025	02/05/2026	\$491.52			Purchasing
State Bank of Southern Utah	SBSU252026	02/05/2026	\$437.41			Purchasing
State Bank of Southern Utah	SBSU252026	02/05/2026		02/05/2026	\$856.18	Purchasing
State Bank of Southern Utah	SBSU252026	02/05/2026	\$1,162.78			Purchasing
State Bank of Southern Utah	SBSU262026	02/05/2026	\$171.27			Purchasing
Payroll	0206261200	02/06/2026	\$15,152.22			Paycheck
Fralish, Lee W	6491	02/06/2026	\$60.47			Paycheck
Utah Retirement Systems	URS2626	02/06/2026	\$2,442.50			Payroll
XPress Bill Pay	XBP2626	02/06/2026	\$436.74			Purchasing
Internal Revenue Service	EFTPS2626	02/09/2026	\$3,515.37			Payroll
AT&T and Affiliates	ATT2102026	02/10/2026	\$59.25			Purchasing
Ground Level Enterprises	6501	02/10/2026	\$669.80			Purchasing
Catherine Wall	6502	02/12/2026	\$420.00			Purchasing
Henry Schein	6503	02/12/2026	\$299.52			Purchasing
Jenkins Oil Company Inc.	6504	02/12/2026	\$2,574.64			Purchasing
Southwest Utah Public Health Dept.	6505	02/12/2026	\$75.00			Purchasing
Utah Local Governments Trust	6506	02/12/2026	\$40.00			Purchasing
MegaPro	6507	02/12/2026	\$293.95			Purchasing
Scholzen Products	6508	02/12/2026	\$560.58			Purchasing
Returned/NSF Payment		02/17/2026	\$1,000.00			Returned/NSF Pay
Squire	6509	02/17/2026	\$3,000.00			Purchasing
Washington County Solid Waste	6510	02/17/2026	\$5,873.50			Purchasing
Utah Valley University	6511	02/17/2026	\$100.00			Purchasing
Snow Caldwell Beckstrom& Wilbanks, P	6512	02/17/2026	\$4,644.90			Purchasing
USDA Rural Development	USDA02172026	02/17/2026		02/17/2026	\$1,269.00	Purchasing
USDA Rural Development	USDA2172026	02/17/2026		02/17/2026	\$9,271.00	Purchasing
Zoom Video Communications Inc.	Z2192026	02/19/2026	\$15.99			Purchasing
Payroll	0220261200	02/20/2026	\$14,204.12			Paycheck
Internal Revenue Service	EFTPS2202026	02/20/2026	\$3,141.94			Payroll
Utah Retirement Systems	URS2202026	02/20/2026	\$2,382.77			Payroll
GrantWatch	GW22226	02/22/2026	\$199.00			Purchasing
Catherine Wall	6513	02/23/2026	\$140.00			Purchasing
Rocky Mountain Power	RMP22426	02/24/2026	\$1,781.61			Purchasing
Cohen, Joshua	6514	02/25/2026	\$32.10			Purchasing
Diamond W Construction	6515	02/25/2026	\$4,836.00			Purchasing
Steve Regan Co	6516	02/25/2026	\$303.20			Purchasing
Buck's Ace Hardware	6517	02/25/2026	\$163.17			Purchasing
Henry Schein	6518	02/25/2026	\$30.00			Purchasing
AT&T Mobility	6520	02/25/2026	\$47.02			Purchasing
			\$100,771.21		\$11,516.21	

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2025 to 02/28/2026
66.67% of the fiscal year has expired

Item 8.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General Property Taxes-Current	161,913.44	5,398.80	166,059.95	195,000.00	85.16%
3120 Prior Year's Taxes-Delinquent	0.00	0.00	(667.15)	0.00	0.00%
3130 General Sales and Use Taxes	143,194.90	21,988.26	147,842.54	204,325.00	72.36%
3140 Energy and Communication Taxes	38,569.10	5,753.76	39,244.45	45,000.00	87.21%
3150 RAP Tax	12,117.37	2,044.20	13,783.43	18,000.00	76.57%
3160 Transient Taxes	16,091.46	1,753.24	14,018.88	18,000.00	77.88%
3180 Fuel Tax Refund	0.00	0.00	451.24	0.00	0.00%
3190 Highway/Transit Tax	13,552.24	2,054.27	13,242.09	17,100.00	77.44%
Total Taxes	385,438.51	38,992.53	393,975.43	497,425.00	79.20%
Licenses and permits					
3210 Business Licenses	15,784.00	1,733.00	13,107.50	10,500.00	124.83%
3221 Building Permits-Fee	19,795.45	5,236.52	41,988.95	45,000.00	93.31%
3222 Building Permits-Non Surcharge	5,626.49	3,309.99	17,796.48	7,750.00	229.63%
3224 Building Permits Surcharge	26.88	7.29	56.81	100.00	56.81%
3225 Animal Licenses	423.11	110.00	730.00	500.00	146.00%
Total Licenses and permits	41,655.93	10,396.80	73,679.74	63,850.00	115.40%
Intergovernmental revenue					
3356 Class "C" Road Allotment	88,070.23	23,331.18	94,664.73	112,000.00	84.52%
3358 Liquor Control Profits	1,484.69	0.00	0.00	1,100.00	0.00%
Total Intergovernmental revenue	89,554.92	23,331.18	94,664.73	113,100.00	83.70%
Charges for services					
3230 Special Event Permit	1,550.00	10,350.00	14,400.00	1,000.00	1,440.00%
3410 Clerical Services	60.09	0.00	976.82	400.00	244.21%
3416 Other Interdepartmental Charges	35,000.00	0.00	3,003.75	0.00	0.00%
3431 Zoning and Subdivision Fees	51,944.50	3,471.20	55,858.15	20,000.00	279.29%
3440 Solid Waste	37,456.77	5,893.32	45,914.26	51,000.00	90.03%
3440.5 Paperless Bill Credit	(1,780.50)	(447.00)	(3,523.50)	(3,000.00)	117.45%
3441 Storm Drainage	34,010.00	4,429.64	35,133.28	49,000.00	71.70%
3461 GRAMA Requests	12.62	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	783.43	2,824.04	4,544.96	1,000.00	454.50%
Total Charges for services	159,036.91	26,521.20	156,532.72	119,600.00	130.88%
Fines and forfeitures					
3510 Fines	4,697.11	311.40	4,854.40	5,000.00	97.09%
Total Fines and forfeitures	4,697.11	311.40	4,854.40	5,000.00	97.09%
Interest					
3610 Interest Earnings	39,250.81	4,239.65	37,858.71	45,000.00	84.13%
Total Interest	39,250.81	4,239.65	37,858.71	45,000.00	84.13%
Miscellaneous revenue					
3640 Sale of Capital Assets	0.00	0.00	0.00	20,000.00	0.00%
3690 Sundry Revenue	4,492.35	234.96	(5,997.99)	5,000.00	-119.96%
3692 Fire Department Fundraisers/Donations	0.00	0.00	100.00	0.00	0.00%
3697 Park Department Fundraisers	270.00	0.00	0.00	0.00	0.00%
3801.1 Impact fees - Fire	3,376.00	0.00	6,752.00	6,800.00	99.29%
3801.3 Impact fees - Roadways	10,640.00	0.00	21,280.00	24,600.00	86.50%
3801.6 Impact fees - Storm Water	32,090.00	0.00	57,917.81	31,000.00	186.83%
3801.7 Impact fees - Parks, Trails, OS	2,900.00	0.00	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	13,622.12	13,622.12	15,000.00	90.81%
3801.93 Commercial Impact Fees - Fire/EMS	0.00	58,595.41	58,595.41	60,000.00	97.66%
Total Miscellaneous revenue	53,768.35	72,452.49	158,069.35	174,000.00	90.84%
Total Revenue:	773,402.54	176,245.25	919,635.08	1,017,975.00	90.34%
Expenditures:					
General government					
Council					
4111.110 Council/PC Salaries and Wages	5,286.98	1,800.00	4,846.60	13,000.00	37.28%
4111.130 Council/PC Employee benefits	849.94	203.30	693.45	1,000.00	69.35%
4111.610 Council Donations and Discretionary Spending	0.00	0.00	19.93	5,000.00	0.40%
Total Council	6,136.92	2,003.30	5,559.98	19,000.00	29.26%
Administrative					

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2025 to 02/28/2026
66.67% of the fiscal year has expired

Item 8.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4141.110 Admin Salaries and Wages	73,639.44	5,140.81	61,555.32	80,800.00	76.18%
4141.130 Admin Employee Benefits	12,498.28	1,306.55	9,382.87	10,000.00	93.83%
4141.140 Admin Employee Retirement - GASB 68	7,754.57	456.50	5,285.96	5,500.00	96.11%
4141.210 Admin Dues, Subs & Memberships	9,388.11	214.99	10,148.59	11,000.00	92.26%
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	10,525.20	1,164.11	22,860.54	15,000.00	152.40%
4141.245 Sponsored/ Donated	0.00	75.39	849.64	0.00	0.00%
4141.250 Admin Equipment Expenses	11,025.72	0.00	5,851.23	13,000.00	45.01%
4141.260 Admin Building & Ground Maintenance	4,327.75	589.89	5,080.23	4,500.00	112.89%
4141.270 Admin Utilities	13,200.05	1,128.73	12,843.21	18,000.00	71.35%
4141.280 Admin Telephone and Internet	3,365.33	556.73	4,409.73	5,000.00	88.19%
4141.290 Admin Postage	2,501.36	0.00	1,978.12	3,700.00	53.46%
4141.320 Admin Engineering Fees	462.70	0.00	3,717.35	1,000.00	371.74%
4141.330 Admin Legal Fees	27,163.44	0.00	48,625.98	80,000.00	60.78%
4141.335 Prior Year Legal Fees	0.00	0.00	50,000.00	50,000.00	100.00%
4141.340 Admin Accounting & Auditing	35,558.66	0.00	33,803.12	30,000.00	112.68%
4141.350 Admin Building/Zoning/Planning Fees	18,865.08	0.00	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	(325.39)	16,600.29	16,000.00	103.75%
4141.490 Admin Travel Reimbursements	1,698.69	10.15	709.40	2,000.00	35.47%
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	247,176.77	10,318.46	328,214.23	375,300.00	87.45%
Total General government	253,313.69	12,321.76	333,774.21	394,300.00	84.65%
Public safety					
Police					
4210.110 Police Salaries & Wages/Contract	8,013.16	0.00	11,250.00	30,000.00	37.50%
Total Police	8,013.16	0.00	11,250.00	30,000.00	37.50%
Fire					
4220.110 Fire Salaries & Wages	40,329.93	5,219.86	49,937.03	70,000.00	71.34%
4220.130 Fire Employee Benefits	3,318.12	399.32	9,481.16	12,000.00	79.01%
4220.135 Fire Employee Retirement - GASB 68	6,790.43	918.43	7,905.88	11,100.00	71.22%
4220.150 Fire Contract Expense	2,328.00	0.00	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	728.99	0.00	350.00	600.00	58.33%
4220.240 Fire Office & Other Expenses	1,803.14	0.00	803.37	2,000.00	40.17%
4220.250 Fire Equipment Maintenance & Repairs	7,917.52	0.00	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	6,000.00	0.00	6,000.00	6,000.00	100.00%
4220.360 Fire Training	669.07	100.00	1,171.37	2,100.00	55.78%
4220.450 Fire Small Equip/Supplies	12,457.57	0.00	7,459.63	15,000.00	49.73%
4220.455 EMS Medical Supplies	1,410.64	329.52	329.52	3,000.00	10.98%
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	2,084.35	678.92	2,206.74	2,500.00	88.27%
4220.740 Fire Capital Outlay	18,985.25	0.00	615.00	135,000.00	0.46%
Total Fire	114,978.09	7,646.05	109,179.60	300,100.00	36.38%
Total Public safety	122,991.25	7,646.05	120,429.60	330,100.00	36.48%
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	2,035.50	0.00	422.50	3,000.00	14.08%
4410.130 Road Employee Benefits	155.29	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	42,832.00	3,940.00	41,762.76	52,500.00	79.55%
4415.130 Public Works Employee Benefits	4,394.47	852.00	7,523.59	7,500.00	100.31%
4415.140 Public Works Employee Retirement - GASB 68	3,247.47	498.66	5,967.59	4,750.00	125.63%
4415.450 Public Works Supplies	6,477.50	282.57	4,369.70	6,000.00	72.83%
4415.550 Public Works Equipment Maintenance	3,965.19	243.48	9,781.02	3,000.00	326.03%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2025 to 02/28/2026
66.67% of the fiscal year has expired

Item 8.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4415.560 Public Works Equipment Fuel	3,225.03	1,122.24	3,797.70	2,000.00	189.89%
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	146,231.34	6,938.95	148,440.85	343,725.00	43.19%
Sanitation					
4420.460 Solid Waste Service	38,308.38	0.00	40,746.74	51,000.00	79.90%
Total Sanitation	38,308.38	0.00	40,746.74	51,000.00	79.90%
Total Highways and public improvements	184,539.72	6,938.95	189,187.59	394,725.00	47.93%
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	2,038.00	0.00	179.50	2,000.00	8.98%
4540.130 Park/Rec Employee Benefits	155.63	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	1,109.84	256.00	368.50	4,000.00	9.21%
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	5,623.13	256.00	711.62	57,200.00	1.24%
Total Parks, recreation, and public property	5,623.13	256.00	711.62	57,200.00	1.24%
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	79,150.00	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	(158,350.00)	0.00%
Total Expenditures:	566,467.79	27,162.76	644,103.02	1,017,975.00	63.27%
Total Change In Net Position	206,934.75	149,082.49	275,532.06	0.00	0.00%
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 02/28/2026
66.67% 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	483,494.78	38,199.45	380,525.10	670,000.00	56.79%
5150 Water standby fees	31,411.34	3,150.00	28,157.88	32,000.00	87.99%
5310 Connection fees	6,400.00	0.00	11,889.83	6,700.00	177.46%
5410 Late penalties and fees	3,033.40	0.00	691.04	3,000.00	23.03%
5490 Other operating income	509.48	0.00	10,757.55	2,250.00	478.11%
Total Operating income	524,849.00	41,349.45	432,021.40	713,950.00	60.51%
Operating expense					
6010 Clerical Contractor labor	258.28	0.00	0.00	300.00	0.00%
6011 Town Payroll Services	35,000.00	0.00	3,000.00	3,000.00	100.00%
6013 Water Salaries and Wages	39,230.90	16,691.63	126,919.45	228,300.00	55.59%
6014 Water Benefits	13,024.29	3,338.03	26,142.30	32,500.00	80.44%
6014.5 Water Employee Retirement - GASB 68	0.00	2,174.36	14,107.30	20,250.00	69.67%
6023 Travel	0.00	10.15	46.40	500.00	9.28%
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	1,423.61	0.00	2,374.17	3,000.00	79.14%
6031 Sponsored/ Donated Water	0.00	0.00	75.06	0.00	0.00%
6032 Postage	0.00	0.00	159.93	200.00	79.97%
6035 Bank service charges	(8.00)	(8.00)	10.00	100.00	10.00%
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	2,602.54	75.00	2,265.00	5,000.00	45.30%
6045 Legal fees	15,181.50	0.00	5,966.50	20,000.00	29.83%
6050 Water System maintenance and repairs	10,095.94	4,836.00	39,124.19	15,000.00	260.83%
6051 Water System equipment	3,674.71	0.00	3,093.30	12,000.00	25.78%
6052 Well maintenance and repairs	1,598.31	320.00	6,052.30	20,000.00	30.26%
6053 Tank maintenance and repairs	424.97	(4,654.81)	6,889.65	11,000.00	62.63%
6054 Hydrant Testing & Maintenance	29.18	0.00	797.71	0.00	0.00%
6060 Water Equipment Costs Other than Fuel	6,015.82	56.55	9,956.41	1,000.00	995.64%
6061 Water Equipment Fuel	3,984.96	773.48	2,174.96	6,000.00	36.25%
6067 Utilities	17,062.74	1,345.77	17,012.30	20,000.00	85.06%
6068 Telephone & Internet	0.00	0.00	479.94	0.00	0.00%
6070 Water Dept Insurance	9,154.86	0.00	1,416.98	12,000.00	11.81%
6095 Depreciation expense	104,660.77	13,446.02	107,048.14	165,000.00	64.88%
Total Operating expense	270,623.04	38,404.18	399,821.10	605,350.00	66.05%
Total Income from Operations:	254,225.96	2,945.27	32,200.30	108,600.00	29.65%
Non-Operating Items:					
Non-operating income					
5510 Grants	35,200.00	0.00	0.00	0.00	0.00%
5520 Impact fees	106,728.00	0.00	88,413.85	90,000.00	98.24%
5610 Interest income	9,337.81	1,283.79	11,360.37	12,000.00	94.67%
5690 Sundry Revenue	0.00	0.00	13,422.85	500.00	2,684.57%
Total Non-operating income	151,265.81	1,283.79	113,197.07	102,500.00	110.44%
Non-operating expense					
6080 Interest expense	55,185.22	6,727.46	54,133.02	83,110.00	65.13%
Total Non-operating expense	55,185.22	6,727.46	54,133.02	83,110.00	65.13%
Total Non-Operating Items:	96,080.59	(5,443.67)	59,064.05	19,390.00	304.61%
Total Income or Expense	350,306.55	(2,498.40)	91,264.35	127,990.00	71.31%

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	2,011,540	2,099,255	(87,715)	2,226,330	2,571,286	(344,956)
MAR			0			0
APR			0			0
May			0			0
JUNE			0			0
FY2026 SUBTOTALS	34,509,100	34,005,250	503,850	38,156,776	38,338,851	(182,075)

Comparable Accounts: Had usage in both years

Total System: All usage