



**TOWN COUNCIL MEETING**  
1777 N Meadowlark Dr, Apple Valley  
Wednesday, April 15, 2026 at 6:00 PM

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## **AGENDA**

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, April 15, 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**

### **DISCUSSION AND ACTION**

- [1.](#) O-2026-11 Amend Title 10.10.050 RE Rural Estates Zone.

\*Planning Commission recommended approval on April 8, 2026.

- [2.](#) Accounting Contract Amendment.
- [3.](#) Development Agreement Addendum (4) for Oculita Roca Project.

### **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.

- [4.](#) Minutes: February 18, 2026 - Town Council Hearing and Meeting.
- [5.](#) Minutes: February 25, 2026 - Special Town Council Meeting.
- [6.](#) Minutes: March 18, 2026 - Town Council Hearing and Meeting.
- [7.](#) Disbursement Listing for March 2026.
- [8.](#) Budget Report for Fiscal Year 2025 through March 2026.
- [9.](#) March 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](http://www.applevalleyut.gov).

**THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

**APPLE VALLEY  
ORDINANCE O-2026-11**

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

**SECTION 1:****AMENDMENT** “10.10.050 RE Rural Estates Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

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:
  - 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 ~~three~~ ~~one~~ (3) roosters 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 for commercial use 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.~~
- g. Animal enclosures may be located in rear, side, or front yards, provided they:
  1. Maintain a minimum setback of ten (10) feet from interior property lines; 2. Maintain a minimum setback of fifteen (15) feet from any street right-of-way; 3. Are securely enclosed to prevent animals from entering public streets; and 4. 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 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 April 15, 2026 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
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

# AMENDMENT NO. 1 TO ACCOUNTING AGREEMENT

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This AMENDMENT is made and entered into on this \_\_\_ day of \_\_\_\_\_, 2026, by and between Michael R. Farrar (“Accountant”) and the Town of Apple Valley (“Town”).

WHEREAS, the parties entered into an Accounting Agreement dated June 6, 2023; and WHEREAS, the Town desires to amend the Agreement to comply with audit recommendations and procurement requirements;

NOW, THEREFORE, the parties agree as follows:

## **AGREEMENT TERM (AMENDED)**

This Agreement shall commence on June 6, 2023, and shall terminate on June 6, 2027, unless terminated earlier upon thirty (30) days written notice. Any renewal shall require Town Council approval.

## **BANK ACCOUNT ACCESS**

The Accountant shall not have access to Town bank accounts and shall not initiate, approve, or execute financial transactions. The Accountant may provide reports and direction only.

## **BANK RECONCILIATION AND SEPARATION OF DUTIES**

Bank reconciliations shall be performed by the Town Recorder or other designated official who does not have authority to execute transactions. Financial duties shall be separated to ensure proper internal controls.

## **OVERSIGHT**

The Accountant shall report to and be overseen by the Finance Director. The Finance Director shall be responsible for supervision, review of work, and coordination of services. Financial activities shall be subject to review by the Town Council.

## **RATIFICATION**

Except as expressly modified herein, all terms of the original Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

TOWN OF APPLE VALLEY

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Recorder

ACCOUNTANT

By: \_\_\_\_\_  
Michael R. Farrar, CPA

When Recorded Return To:

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

Affects Parcel Nos.:

(See Exhibit A)

NOTICE

THE PURPOSE OF THIS INSTRUMENT IS TO AMEND THAT CERTAIN DOCUMENT ENTITLED “DEVELOPMENT AGREEMENT FOR OCVLTA ROCA” RECORDED IN THE OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH AS DOCUMENT NO. 20240022674 AND LATER AMENDED BY THREE ADDENDUMS RECORDED IN THE SAME OFFICIAL RECORDS AS DOCUMENT NOS. 20250002945, 20250029390, AND 20260009553.

**ADDENDUM NO. 4 TO  
DEVELOPMENT AGREEMENT FOR OCVLTA ROCA**

THIS ADDENDUM NO. 4 TO DEVELOPMENT AGREEMENT FOR OCVLTA ROCA (“Addendum No. 4”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2026 (“Effective Date”), by and between Hidden Rock Development Group, LLC, a Delaware limited liability company (“Developer”) and Town of Apple Valley, a Utah municipal corporation and political subdivision of the State of Utah (“Town”). Throughout this Addendum No. 4 Developer and the Town may be referred to individually as a “Party” or collectively as “the Parties”.

This Addendum No. 4 amends that certain agreement entitled “Development Agreement for Ocvlta Roca” entered into by the Parties effective June 26, 2024, and recorded as Document No. 20240022674 in the Official Records on file in the Office of the Recorder of Washington County, State of Utah (“Initial Ocvlta Roca DA”). Subsequent to its recording, the Initial Ocvlta Roca DA was amended and modified by three different Addendums (Addendum No. 1, recorded as Document No. 20250002945 on January 28, 2025, Addendum No. 2 recorded as Document No. 20250029390 on August 27, 2025, and Addendum No. 3 recorded as Document No. 20260009553 on March 12, 2026. The Initial Ocvlta Roca DA along with its three addendums referenced in the preceding sentence shall hereinafter be referred to collectively as the “Ocvlta Roca DA”.

The following terms are hereby incorporated as part of the Ocvlta Roca DA:

*1. Revised Master Plan. The Master Plan attached to the Initial Ocvlta Roca DA as Exhibit “A”, is hereby replaced in its entirety with a revised master plan attached hereto as Exhibit “A-2” (“Revised Master Plan”). The Revised Master Plan reflects changes to the layout and configuration of the Project. All references to the Master Plan or Exhibit A in the Initial Ocvlta Roca DA and subsequent*

*addendums shall be deemed to refer to the Revised Master Plan.*

2. *Modified Vested Rights.* *The Developer’s vested right to develop the Property as set forth in Section 3 of the Initial Oculta Roca DA Agreement shall apply to the Project as depicted on the Revised Master Plan. Based upon the Revised Master Plan, Developer shall be entitled to develop in the designated areas on said Plan: i) a horizontal cabin rental development with up to eighty-four (84) cabin dwellings, ii) various amenities (as designated), and iii) fifty (50) residential lots within the Project.*

3. *Project Density.* *The Project’s density as set forth in Section 4.3 of the Initial Oculta Roca DA and subsequent Addendums shall be increased to an eighty-four (84) horizontal cabin dwellings and 50 single family residential lots.*

4. *PID Bond Proceeds as Security for Public Improvements.* *Section 8 of the Initial Oculta Roca DA is amended to include the following Subsection 8.3:*

8.3. *Additional Form of Security for Public Improvements.* *In addition to the forms of security to ensure timely and proper construction of Public Improvements set forth in Section 8.1, above, Developer: i) upon the creation of one or more Public Infrastructure Districts (“PID”) within the Project, and ii) the PID(s) issues bonds (“PID Bonds”) in amounts sufficient to pay for the construction and completion of part or all of the public infrastructure within the Project, shall have the PID Bond proceeds held by a bond trustee appointed pursuant to the terms of the PID Bond and Utah law (“Bond Trustee”). In this instance, the PID Bond proceeds may be utilized and act as the ‘Guarantee of Completion of Improvements’ required pursuant to Section 11.02.170 (formerly 11.02.130) and the ‘Warranty of Completed Improvements’ pursuant Section 11.02.180 (formerly 11.02.140) of the Apple Valley Municipal Code (“AVMC”). This alternative form of security may be utilized by Developer subject to the following conditions.*

8.3.1. *When PID Bonds are issued by a PID, the PID (which is controlled by the Developer) shall appoint a Bond Trustee who is a reputable state or national banking institution with prior experience as a commercial trustee in the state of Utah.*

8.3.2. *As part of the appointment of a Bond Trustee, the PID (thru the control of the Developer) shall require said Trustee to enter into a written agreement with the PID and the Town that mandates:*

8.3.2.1. *That the Bond Trustee provide the Town with written confirmation that it has sufficient PID Bond proceeds in its possession and control to pay for and ensure the construction and timely completion of the public improvements within the*

*Project or portion thereof that is being platted.*

*8.3.2.2. That the PID Bond proceeds will be held by the Bond Trustee subject to the same draw and release procedures as would apply to an escrow account under AVMC Section 11.02.170.D., including the requirement that funds shall be released only upon written authorization from the Town.*

*8.3.2.3. That the ten percent (10%) warranty retention required under AVMC Section 11.02.170.A.2.a. shall apply to the PID Bond proceeds in the same manner as it would apply to an escrow account.*

*8.3.2.4. That, in the event the PID Bond proceeds are insufficient to complete the required public improvements: i) the Developer shall remain responsible for completing all required improvements in accordance with the Development Agreement and the Town's standards and specifications for public improvements, and ii) the Developer shall provide additional funds and additional security (as may be required by the Town) to ensure completion.*

*8.3.3. The Developer shall at any time have the right to replace the AVMC Section 11.02.170 (Guarantee of Completion) and AVMC Section 11.02.180 (Warranty of Completed Improvements) with a substitute guarantee/warranty of equal amount satisfying the requirements of the above referenced sections of the AVMC, in return for the Town providing written authorization to the Bond Trustee to release the PID Bond proceeds being held under this Section.*

To the extent the terms of this Addendum No. 4 modify or conflict with any provisions of the Oculta Roca DA, including all prior addenda, the terms of this Addendum shall control. All other terms of the Oculta Roca DA, including all prior addenda, not modified by this Addendum No. 4 shall remain the same.

*(Signature Pages to Follow)*

IN WITNESS WHEREOF, the Party below has executed this Addendum No. 4 to the Oculta Roca Development Agreement as of the Effective Date set forth above.

**DEVELOPER:**

HIDDEN ROCK DEVELOPMENT GROUP, LLC  
a Delaware limited liability company

\_\_\_\_\_  
\_\_\_\_\_(Name), Manager

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 )ss:  
COUNTY OF WASHINGTON )

On this \_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared \_\_\_\_\_, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged that (he/she/they) is/are the Manager of Hidden Rock Development Group, LLC, a Delaware, LLC and that (he/she/they) executed the same for and on behalf of the Company for its intended purpose.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the Party below has executed this Addendum No. 4 to the Oculta Roca Development Agreement as of the Effective Date set forth above.

**TOWN:**

TOWN OF APPLE VALLEY  
a Utah municipal corporation

Attest:

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

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

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 )ss:  
COUNTY OF WASHINGTON )

On this \_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared Michael Farrar and Jenna Vizcardo, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged that they are the Mayor and Town Recorder of the Town of Apple Valley, a Utah municipal corporation and that they executed and attested the same for and on behalf of the Town for its intended purpose.

\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
**ADDENDUM NO. 4 TO OCULTA ROCA DEVELOPMENT AGREEMENT**

**Legal Description**

*(Legal description to be attached)*

*Also known as Assessor Parcel Nos.: AV-2194-D, AV-2194-B, AV-2-2-27-432, AV-2-2-27-430, AV-2-2-27-431, AV-2-2-28-110, AV-2-2-28-120, AV-2-2-28-220, AV-2-2-28-221, AV-2-2-28-230, AV-2-2-28-240, AV-2169-A-1, AV-2169-B, AV-2194-C, AV-2195-B, AV-2196-A-1, AV-2196-B, AV-2196-C, AV-2196-D, AV-2196-E, AV-2196-F, AV-2196-G, AV-2196-H, AV-2196-I*

**EXHIBIT “A-2”**  
**ADDENDUM NO. 4 TO OCULTA ROCA DEVELOPMENT AGREEMENT**  
**Revised Master Plan**

*(Revised Master Plan to Follow)*

**Exhibit A**

AV-2194-B

**Legal S:** 27 T: 42S R: 12W BEG SW COR SEC 27 T42S R12W TH N89°56'17E 2639.07 FT; TH N0°01'06W 2035 FT TO POB; TH N84°29'22W 656 FT; TH N0°01'06W 908.32 FT; TH N59°01'33E 761.40 FT; TH S0°01'06E 1363.17 FT TO POB

AV-2-2-27-432

**Legal S:** 27 T: 42S R: 12W BEGINNING AT A POINT BEING NORTH 89°54'51" EAST 659.96 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 42 SOUTH RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°04'47" WEST 1319.55 FEET TO THE SIXTEENTH LINE; THENCE NORTH 89°55'03" EAST 783.30 FEET TO THE FLOWLINE OF GOULDS WASH; THENCE ALONG THE FLOWLINE OF GOULDS WASH THE FOLLOWING 22 COURSES, NORTH 66°55'39" EAST 25.75 FEET; THENCE 27.02 FEET ALONG THE ARC OF A 59.43 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°03'11", WITH A CHORD BEARING OF NORTH 53°54'04" EAST AND A CHORD LENGTH OF 26.79 FEET TO A COMPOUND CURVE; THENCE 28.36 FEET ALONG THE ARC OF A 129.84 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°30'56", WITH A CHORD BEARING OF NORTH 34°37'00" EAST AND A CHORD LENGTH OF 28.31 FEET; THENCE NORTH 28°21'32" EAST 75.24 FEET; THENCE 69.55 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'15", WITH A CHORD BEARING OF NORTH 33°33'40" EAST AND A CHORD LENGTH OF 69.45 FEET; THENCE NORTH 38°45'47" EAST 232.66 FEET; THENCE 131.23 FEET ALONG THE ARC OF A 722.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'50", WITH A CHORD BEARING OF NORTH 43°58'12" EAST AND A CHORD LENGTH OF 131.05 FEET; THENCE NORTH 49°10'37" EAST 25.98 FEET THENCE 68.03 FEET ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°42'16", WITH A CHORD BEARING OF NORTH 55°01'45" EAST AND A CHORD LENGTH OF 67.91 FEET; THENCE NORTH 60°52'53" EAST 80.09 FEET; THENCE 89.64 FEET ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°33'11", WITH A CHORD BEARING OF NORTH 64°39'28" EAST AND A CHORD LENGTH OF 89.58 FEET; THENCE NORTH 68°26'04" EAST 109.15 FEET; THENCE 96.79 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°33'57", WITH A CHORD BEARING OF NORTH 64°39'06" EAST AND A CHORD LENGTH OF 96.72 FEET TO A REVERSE CURVE; THENCE 126.88 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°06'58", WITH A CHORD BEARING OF NORTH 66°55'36" EAST AND A CHORD LENGTH OF 126.64 FEET; THENCE NORTH 72°59'05" EAST 34.20 FEET; THENCE 38.43 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°18'35", WHOSE RADIUS BEARS NORTH 16°56'26" WEST , WITH A CHORD BEARING OF NORTH 64°54'16" EAST AND A CHORD LENGTH OF 38.30 FEET TO A COMPOUND CURVE; THENCE 78.24 FEET ALONG THE ARC OF A 288.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°33'53", WITH A CHORD BEARING OF NORTH 48°58'02" EAST AND A CHORD LENGTH OF 78.00 FEET; THENCE NORTH 41°06'37" EAST 72.34 FEET; THENCE NORTH 46°31'48" EAST 31.66 FEET; THENCE NORTH 74°13'23" EAST

28.74 FEET; THENCE NORTH 80°18'58" EAST 33.64 FEET; THENCE SOUTH 81°36'05" EAST 34.61 FEET TO THE CENTER SECTION LINE; THENCE NORTH 00°04'18" WEST 280.57 FEET; THENCE NORTH 89°53'53" EAST 1117.63 FEET; THENCE SOUTH 00°05'00" EAST 199.84 FEET; THENCE NORTH 89°53'53" EAST 425.00 FEET; THENCE SOUTH 00°05'00" EAST 954.76 FEET TO THE SIXTEENTH LINE; THENCE SOUTH 89°54'24" WEST 1542.85 FEET TO THE SIXTEENTH CORNER; THENCE SOUTH 00°04'18" EAST 559.46 FEET; THENCE SOUTH 58°58'21" WEST 760.85 FEET; THENCE NORTH 00°04'33" WEST 15.26 FEET; THENCE SOUTH 59°57'46" WEST 400.00 FEET; THENCE SOUTH 00°04'33" EAST 184.39 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89°55'03" WEST 980.91 FEET; TO THE POINT OF BEGINNING.

AV-2-2-27-430

**Legal S:** 21 T: 42S R: 12W S: 27 T: 42S R: 12W S: 28 T: 42S R: 12W DESC AS FOL: BEG S00\*04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89\*59'57" W 26.61 FT TO PT ON ARC OF 1567.00 FT RAD NON-TNGT CUR CNCV WLY RAD PT S87\*45'34" W; TH NLY 776.35 FT ALG ARC OF SD CUR THRU CTL ANG OF 28\*23'11" TO PT OF TNGY; TH N30\*37'37" W 314.64 FT TO PT OF CURV OF 1700.00 FT RAD CUR CNCV ELY; TH NLY 1120.54 FT ALG ARC OF SD CUR THRU CTL ANG OF 37\*45'58" TO PT ON S 1/16TH LN SD SEC 21; TH ALG SD S 16/TH LN N89\*58'28" E 66.54 FT TO PT ON ARC OF 1634.00 FT RAD NON-TNGT CUR CNCV ELY RAD PT S82\*34'11" E; TH SLY 1085.34 FT ALG ARC OF SD CUR THRU CTL ANG OF 38\*03'26" TO PT OF TNGY; TH S30\*37'37" E 314.64 FT TO PT OF CURV OF 1633.00 FT RAD CUR CNCV WLY; TH SLY 870.57 FT ALG ARC OF SD CUR THRU CTL ANG OF 30\*32'42" TO PT OF TNGY; TH S00\*04'55" E 1152.94 FT; TH N59\*04'56" E 721.40 FT TO PT ON W-W 64/TH LN SD SEC 27; TH ALG SD W-W 64TH LN S00\*04'38" E 1029.48 FT TO PT ON C/S/L SD SEC 27; TH ALG SD C/S/L S89\*54'50" W 659.84 FT TO 1/4 COR COMN TO SD SEC 27 & 28; TH ALG SEC/L N00\*04'55" W 1871.68 FT TO POB.

AV-2-2-27-431

**Legal S:** 27 T: 42S R: 12W DESC AS FOL: BEG S00\*04'55" E 1454.97 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89\*55'05" E 40.48 FT, SD PT BEING POB; TH N59\*07'02" E 1000.00 FT; TH S30\*52'58" E 438.47 FT; TH S89\*55'00" W 463.87 FT; TH S0\*03'17" E 290.03 FT; TH S59\*07'02" W 721.18 FT; TH N0\*04'55" W 523.89 FT TO POB.

AV-2-2-28-110

**Legal S:** 28 T: 42S R: 12W DESC AS FOL: BEG S00\*04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89\*59'57" W 26.61 FT SD PT BEING POB; TH S89\*59'51" W 2060.80 FT; TH N0\*02'33" W 428.00 FT; TH N89\*59'51" E 1983.98 FT; TO NON-TNGT PT ON 1567.00 FT RAD CUR RGT RAD PT BEARS S71\*48'23" W; TH SLY ALG ARC OF SD CUR 436.30 FT THRU CTL ANG OF 15\*57'10" TO POB.

AV-2-2-28-120

**Legal S:** 28 T: 42S R: 12W HOLE 1 BEGINNING AT A POINT WHICH LIES NORTH 00\*02'33" WEST 3995.15 FEET ALONG THE CENTER SECTION LINE AND NORTH 90\*00'00" EAST 550.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 87\*30'52" EAST 192.78 FEET; THENCE SOUTH 88\*48'55" EAST 449.33

FEET; THENCE SOUTH 80°34'56" EAST 492.73 FEET; THENCE SOUTH 77°4'48" EAST 369.51 FEET; THENCE SOUTH 57°27'39" EAST 132.87 FEET; THENCE SOUTH 32°32'21" WEST 9.60 FEET TO THE POINT OF CURVATURE OF A 200.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY 59.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'27" TO THE POINT OF TANGENCY; THENCE SOUTH 49°26'48" WEST 104.51 FEET; THENCE NORTH 89°49'04" WEST 811.95 FEET; THENCE NORTH 86°43'23" WEST 665.85 FEET; THENCE NORTH 00°02'33" WEST 315.43 FEET TO THE POINT OF BEGINNING.

AV-2-2-28-220

**Legal S:** 28 T: 42S R: 12W HOLES 3, 7-9, & 18 BEGINNING AT A POINT WHICH LIES THENCE NORTH 00°02'33" WEST 1880.33 FEET ALONG THE CENTER SECTION LINE AND NORTH 71°15'25" EAST 561.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 68°46'37" WEST 21.14 FEET; THENCE NORTH 81°18'45" WEST 84.05 FEET; THENCE NORTH 69°23'54" WEST 205.42 FEET; THENCE NORTH 51°24'23" WEST 258.68 FEET TO A POINT ON THE ARC OF A 133.56 FOOT RADIUS NON TANGENT CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF WHICH LIES NORTH 86°53'56" EAST; THENCE NORTHEASTERLY 120.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°45'27" TO A POINT ON A RADIAL LINE; THENCE ALONG SAID RADIAL LINE SOUTH 41°14'42" EAST 20.11 FEET; THENCE SOUTH 76°22'48" EAST 720.83 FEET; THENCE NORTH 82°43'41" EAST 208.07 FEET; THENCE NORTH 01°54'52" EAST 300.96 FEET; THENCE NORTH 39°51'24" WEST 216.97 FEET; THENCE NORTH 01°36'05" EAST 81.87 FEET; THENCE NORTH 47°33'32" WEST 36.22 FEET; THENCE SOUTH 59°17'33" WEST 280.29 FEET; THENCE SOUTH 70°51'34" WEST 59.50 FEET; THENCE NORTH 00°02'33" WEST 423.47 FEET; THENCE NORTH 60°16'04" EAST 44.54 FEET TO THE POINT OF CURVATURE OF A 36.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 40.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°51'39" TO THE POINT OF TANGENCY; THENCE NORTH 03°35'35" WEST 44.49 FEET TO THE POINT OF CURVATURE OF A 74.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 89.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°16'25" TO THE POINT OF TANGENCY; THENCE NORTH 65°42'50" EAST 291.66 FEET TO THE POINT OF CURVATURE OF A 426.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY 166.67 FEET ALONG THE ARC OF SALD CURVE THROUGH A CENTRAL ANGLE OF 22°25'02" TO THE POINT OF TANGENCY; THENCE NORTH 88°07'52" EAST 366.60 FEET; THENCE SOUTH 13°30'23" WEST 7.75 FEET; THENCE SOUTH 81°03'49" EAST 239.45 FEET; THENCE SOUTH 57°18'38" EAST 308.59 FEET; THENCE SOUTH 84°52'45" EAST 55.23 FEET; THENCE NORTH 02°25'53" EAST 331.50 FEET; THENCE NORTH 49°26'48" EAST 174.48 FEET TO THE POINT OF CURVATURE OF A 110.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 68.80 FEET ALONG THE ARC OF SAID CUNRE THROUGH A CENTRAL ANGLE OF 35°50'14" TO A POINT ON NON TANGENT LINE; THENCE ALONG SAID NON TANGENT LINE SOUTH 39°07'22" EAST 102.22 FEET; THENCE SOUTH 46°10'18" EAST 207.37 FEET; THENCE SOUTH 17°55'31" EAST 193.28 FEET; THENCE SOUTH 07°36'16" WEST 460.65 FEET; THENCE SOUTH 20°31'55" EAST 204.81 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89°55'08" WEST 53.14 FEET; THENCE LEAVING SAID

CENTER SECTION LINE SOUTH 72°23'02" WEST 292.96 FEET; THENCE NORTH 33°48'33" WEST 86.31 FEET; THENCE NORTH 28°09'00" WEST 114.23 FEET; THENCE NORTH 16°35'39" WEST 119.01 FEET; THENCE NORTH 63°07'55" WEST 176.58 FEET; THENCE NORTH 73°34'12" WEST 215.58 FEET; THENCE SOUTH 89°23'22" WEST 277.97 FEET; THENCE SOUTH 61°56'20" WEST 212.98 FEET THENCE SOUTH 26°48'13" EAST 305.56 FEET; THENCE SOUTH 34°40'51" EAST 273.67 FEET; THENCE SOUTH 76°00'18" WEST 90.83 FEET; THENCE SOUTH 71°04'19" WEST 753.41 FEET; THENCE SOUTH 71°15'25" WEST 153.50 FEET TO THE POINT OF BEGINNING. HOLES 3, 7-9, & 18

AV-2-2-28-221

**Legal S:** 28 T: 42S R: 12W HOLE 10 BEGINNING AT A POINT WHICH LIES SOUTH 00°04'56" EAST 1960.35 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°04'S6" EAST 163.24 FEET ALONG SAID SECTION ILNE; THENCE SOUTH 73°16'58" WEST 22.38 FEET; THENCE NORTH 28°56'38" WEST 138.22 FEET; THENCE NORTH 61°03'22" EAST 100.67 FEET TO A POINT ON SAID SECTION LINE AND THE POINT OF BEGINNING.

AV-2-2-28-230

**Legal S:** 28 T: 42S R: 12W BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°02'32" WEST 1880.33 FEET ALONG THE SECTION LINE; THENCE NORTH 71°15'25" EAST 113.60 FEET; THENCE NORTH 72°39'57" EAST 556.06 FEET; THENCE SOUTH 00°02'32" EAST 1482.61 FEET; THENCE SOUTH 89°59'25" EAST 953.72 FEET; THENCE SOUTH 00°02'33" EAST 600.00 FEET TO THE SECTION LINE; THENCE NORTH 89°59'25" WEST 1592.25 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

AV-2-2-28-240

**Legal S:** 28 T: 42S R: 12W HOLE 2 BEGINNING AT THE CENTER QUARTER CORNER, SAID POINT LIES NORTH 00°02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE CENTER SECTION LINE NORTH 89°55'08" EAST 438.27 FEET; THENCE LEAVING SAID CENTER SECTION LINE SOUTH 70°51'34" WEST 75.90 FEET; THENCE SOUTH 59°11'30" WEST 236.21 FEET TO A POINT ON THE ARC OF A 167.50 FOOT RADIUS NON TANGENT CURVE CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH LIES SOUTH 01°22'57" EAST; THENCE WESTERLY 102.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'40" TO A POINT ON A NON TANGENT LINE; THENCE ALONG SAID NON TANGENT LINE NORTH 21°01'53" WEST 37.76 FEET; THENCE NORTH 55°59'47" WEST 65.67 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE NORTH 00°02'33" WEST 106.09 FEET TO SAID CENTER QUARTER CORNER AND THE POINT OF BEGINNING

## AV-2169-A-1

**Legal S:** 21 T: 42S R: 12W S: 28 T: 42S R: 12W S: 27 T: 42S R: 12W BEG AT NE COR SEC 28, T42S, R12W; TH N89\*55'02" E ALG N SEC/L SEC 27 DIST OF 660.08 FT TO NE COR OF NW1/4 NW1/4 SEC 27; TH S0\*04'36" E ALG 1/32 LN 659.77 FT TO SE COR OF NW1/4 NW1/4 SEC 27; TH S89\*55'01" W ALG 1/32 LN 660.02 FT TO SW COR NW1/4 NW1/4 SEC 27; TH S0\*04'55" E ALG E LN SEC 28 DIST OF 107.66 FT; TH S89\*59'53" W 2087.37 FT TO PT ON E SD OF PARCEL DESC IN INSTR #9916997; TH N0\*02'32" W ALG SD PARCEL 767.10 FT TO PT ON N SEC/L SEC 28; TH N0\*04'31" W ALG E EDGE OF PARCEL DESC IN INSTR #936341, 1317.44 FT TO PT ON S 1/16 LN SEC 21; TH N89\*58'28" E ALG SD S 1/16 LN 2087.26 FT TO PT ON E SEC/L SEC 21; TH S0\*03'24" E ALG SD E SEC/L 1317.97 FT TO POB.

LESS: BEG S00\*04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89\*59'57" W 26.61 FT TO PT ON ARC OF 1567.00 FT RAD NON-TNGT CUR CNCV WLY RAD PT S87\*45'34" W; TH NLY 776.35 FT ALG ARC OF SD CUR THRU CTL ANG OF 28\*23'11" TO PT OF TNGY; TH N30\*37'37" W 314.64 FT TO PT OF CURV OF 1700.00 FT RAD CUR CNCV ELY; TH NLY 1120.54 FT ALG ARC OF SD CUR THRU CTL ANG OF 37\*45'58" TO PT ON S 1/16TH LN SD SEC 21; TH ALG SD S 16/TH LN N89\*58'28" E 66.54 FT TO PT ON ARC OF 1634.00 FT RAD NON-TNGT CUR CNCV ELY RAD PT S82\*34'11" E; TH SLY 1085.34 FT ALG ARC OF SD CUR THRU CTL ANG OF 38\*03'26" TO PT OF TNGY; TH S30\*37'37" E 314.64 FT TO PT OF CURV OF 1633.00 FT RAD CUR CNCV WLY; TH SLY 870.57 FT ALG ARC OF SD CUR THRU CTL ANG OF 30\*32'42" TO PT OF TNGY; TH S00\*04'55" E 1152.94 FT; TH N59\*04'56" E 721.40 FT TO PT ON W-W 64/TH LN SD SEC 27; TH ALG SD W-W 64TH LN S00\*04'38" E 1029.48 FT TO PT ON C/S/L SD SEC 27; TH ALG SD C/S/L S89\*54'50" W 659.84 FT TO 1/4 COR COMN TO SD SEC 27 & 28; TH ALG SEC/L N00\*04'55" W 1871.68 FT TO POB.

LESS: BEG S00\*04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89\*59'57" W 26.61 FT SD PT BEING POB; TH S89\*59'51" W 2060.80 FT; TH N0\*02'33" W 428.00 FT; TH N89\*59'51" E 1983.98 FT; TO NON-TNGT PT ON 1567.00 FT RAD CUR RGT RAD PT BEARS S71\*48'23" W; TH SLY ALG ARC OF SD CUR 436.30 FT THRU CTL ANG OF 15\*57'10" TO POB.

## AV-2169-B

**Legal S:** 21 T: 42S R: 12W W 550 FT S1/2 SE1/4 SEC 21 T42S R12W.

LESS: BEG S00\*04'55" E 767.43 FT ALG SEC/L & S89\*59'53" W 2087.37 FT FM NE COR SEC 28 T42S R12W; TH S00\*02'32" E 440.10 FT; TH S89\*57'28" W 550.00 FT TO PT ON C/S/L SD SEC; TH N00\*02'32" W 1207.50 FT TO 1/4 COR COMN SD SEC 28 & SEC 21 SD TWN & RGE; TH ALG C/S/L SD SEC 21 N00\*04'31" W 111.97 FT; N89\*57'28" E 550.00 FT; TH S00\*04'31" E 112.27 FT TO PT ON SEC/L COMN TO SD SECS; TH S00\*02'32" E 767.10 FT TO POB.

## AV-2194-C

**Legal S:** 27 T: 42S R: 12W S: 28 T: 42S R: 12W BEG AT SW COR SEC 27, R12W; TH S89\*57'50" W ALG S SEC/L SEC 28, 2642.17 FT TO S1/4 SEC 28; TH N0\*00'01" E ALG CTR SEC SEC 28, 1883.26 FT TO S MOST COR OF PARCEL DESC IN INSTR #969069; TH N72\*42'30" E ALG SD PARCEL, 2548.42 FT TO C/S/L SEC 28; TH N89\*59'21" E ALG SD C/S/L 208.52 FT TO W1/4 SEC 27; TH N89\*59'21" E ALG C/S/L SEC 27, 659.82 FT TO SW

COR OF SE1/4 SW1/4 OF NW1/4 SEC 27; TH N0\*00'12" W ALG 1/32 SEC/L 1319.56 FT TO N1/16 LN OF SD SEC; TH N89\*59'21" E ALG SD 1/16 LN, TH 659.94 FT TO W 1/16 LN; TH N0\*00'06" E ALG SD 1/16 LN 494.22 FT; TH N89\*59'21" E 1319.97 FT TO C/S/L OF SEC 27; TH N0\*00'42" E ALG SD C/S/L 660.34 FT; TH N89\*59'21" E 1117.71 FT; TH S0\*00'18" E 199.56 FT; TH N89\*59'21" E 425.00 FT; TH S0\*00'18" E 955.00 FT TO N 1/16TH LN; TH S89\*59'21" W ALG SD LN 1543.05 FT TO C/S/L; TH S0\*00'42" W ALG SD SEC/L 559.23 FT TO NE COR OF PARCEL DESC IN INSTR #917739; TH CONT ALG SD PARCEL FOL 3 CRSES, S60\*02'46" W 753.15 FT; TH S0\*00'27" W 923.93 FT; TH S84\*27'49" E 655.45 FT TO C/S/L; TH S0\*00'42" W ALG SD C/S/L 2035.05 FT TO S1/4 SEC 27; TH S89\*57'50" W ALG S SEC/L OF SEC 27, 2638.36 FT TO POB.

LESS: BEG N0\*00'42" E ALG C/S/L SEC 27, T42S, R12W 2420.06 FT & S89\*57'50" W 652.43 FT FM S1/4 COR OF SD SEC 27, TH S89\*57'50" W 346.55 FT; TH N0\*00'27" E 403.07 FT; TH N60\*02'46" E 400.00 FT; TH S0\*00'27" W 602.57 FT TO POB.

LESS: BEG AT PT N89\*53'25" E ALG S SEC/L 1080.46 FT FM SW COR SEC 27, T42S, R12W; TH N0\*04'17" W 2638.65 FT TO PT ON C/S/L; TH N89\*54'58" E ALG SD C/S/L 559.35 FT TO PT ON PARCEL DESC IN DOC #20070025178, TH ALG SD PARCEL FOL (2) CRSES: S0\*03'58" E 218.34 FT; TH N89\*53'25" E 346.55 FT TO PT ON PARCEL DESC IN INSTR #917739; TH ALG SD PARCEL FOL (2) CRSES: S0\*03'58" E 321.36 FT; TH S84\*32'14" E 655.48 FT TO C/S/L; TH S0\*03'39" E ALG SD C/S/L 2035.05 FT TO S1/4 COR OF SD SEC 27; TH S89\*53'25" W ALG S SEC/L 1557.90 FT TO POB.

LESS : BEG S00\*04'55" E 767.43 FT ALG SEC/L FM NE COR SEC 28 T42S R12W, TH ALG SD SEC/L S00\*04'55" E 1192.92 FT; TH S61\*03'23" W 100.67 FT; TH S28\*56'37" E 138.22 FT; TH N73\*16'59" E 22.39 FT TO PT ON SD SEC/L; TH ALG SD SEC/L S00\*04'55" E 515.51 FT TO E1/4 COR OF SD SEC; TH S27\*53'22" E 786.72 FT; TH S72\*25'36" W 246.40 FT; TH N20\*31'54" W 1,026.49 FT; TH N07\*36'17" E 460.65 FT; TH N17\*55'30" W 193.28 FT; TH N46\*10'17" W 207.37 FT; TH N39\*07'21" W 183.77 FT; TH N32\*32'22" E 2.54 FT; TH N57\*27'38" W 132.87 FT; TH N77\*04'47" W 369.51 FT; TH N00\*09'28" W 597.19 FT; TH N89\*59'53" E 960.76 FT TO POB.

LESS ANY POR N OF GOULD'S WASH.

LESS: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°02'32" WEST 1880.33 FEET ALONG THE SECTION LINE; THENCE NORTH 71°15'25" EAST 113.60 FEET; THENCE NORTH 72°39'57" EAST 556.06 FEET; THENCE SOUTH 00°02'32" EAST 1482.61 FEET; THENCE SOUTH 89°59'25" EAST 953.72 FEET; THENCE SOUTH 00°02'33" EAST 600.00 FEET TO THE SECTION LINE; THENCE NORTH 89°59'25" WEST 1592.25 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. (DOCUMENT #20210073897 - PARCEL 1)

BEGINNING AT A POINT BEING NORTH 89°54'51" EAST 659.96 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 42 SOUTH RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°04'47" WEST 1319.55 FEET TO THE SIXTEENTH LINE; THENCE NORTH 89°55'03" EAST 783.30 FEET TO THE FLOWLINE OF GOULDS WASH;

THENCE ALONG THE FLOWLINE OF GOULDS WASH THE FOLLOWING 22 COURSES, NORTH 66°55'39" EAST 25.75 FEET; THENCE 27.02 FEET ALONG THE ARC OF A 59.43 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°03'11", WITH A CHORD BEARING OF NORTH 53°54'04" EAST AND A CHORD LENGTH OF 26.79 FEET TO A COMPOUND CURVE; THENCE 28.36 FEET ALONG THE ARC OF A 129.84 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°30'56", WITH A CHORD BEARING OF NORTH 34°37'00" EAST AND A CHORD LENGTH OF 28.31 FEET; THENCE NORTH 28°21'32" EAST 75.24 FEET; THENCE 69.55 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'15", WITH A CHORD BEARING OF NORTH 33°33'40" EAST AND A CHORD LENGTH OF 69.45 FEET; THENCE NORTH 38°45'47" EAST 232.66 FEET; THENCE 131.23 FEET ALONG THE ARC OF A 722.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'50", WITH A CHORD BEARING OF NORTH 43°58'12" EAST AND A CHORD LENGTH OF 131.05 FEET; THENCE NORTH 49°10'37" EAST 25.98 FEET THENCE 68.03 FEET ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°42'16", WITH A CHORD BEARING OF NORTH 55°01'45" EAST AND A CHORD LENGTH OF 67.91 FEET; THENCE NORTH 60°52'53" EAST 80.09 FEET; THENCE 89.64 FEET ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°33'11", WITH A CHORD BEARING OF NORTH 64°39'28" EAST AND A CHORD LENGTH OF 89.58 FEET; THENCE NORTH 68°26'04" EAST 109.15 FEET; THENCE 96.79 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°33'57", WITH A CHORD BEARING OF NORTH 64°39'06" EAST AND A CHORD LENGTH OF 96.72 FEET TO A REVERSE CURVE; THENCE 126.88 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°06'58", WITH A CHORD BEARING OF NORTH 66°55'36" EAST AND A CHORD LENGTH OF 126.64 FEET; THENCE NORTH 72°59'05" EAST 34.20 FEET; THENCE 38.43 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°18'35", WHOSE RADIUS BEARS NORTH 16°56'26" WEST , WITH A CHORD BEARING OF NORTH 64°54'16" EAST AND A CHORD LENGTH OF 38.30 FEET TO A COMPOUND CURVE; THENCE 78.24 FEET ALONG THE ARC OF A 288.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°33'53", WITH A CHORD BEARING OF NORTH 48°58'02" EAST AND A CHORD LENGTH OF 78.00 FEET; THENCE NORTH 41°06'37" EAST 72.34 FEET; THENCE NORTH 46°31'48" EAST 31.66 FEET; THENCE NORTH 74°13'23" EAST 28.74 FEET; THENCE NORTH 80°18'58" EAST 33.64 FEET; THENCE SOUTH 81°36'05" EAST 34.61 FEET TO THE CENTER SECTION LINE ; THENCE NORTH 00°04'18" WEST 280.57 FEET; THENCE NORTH 89°53'53" EAST 1117.63 FEET; THENCE SOUTH 00°05'00" EAST 199.84 FEET; THENCE NORTH 89°53'53" EAST 425.00 FEET; THENCE SOUTH 00°05'00" EAST 954.76 FEET TO THE SIXTEENTH LINE; THENCE SOUTH 89°54'24" WEST 1542.85 FEET TO THE SIXTEENTH CORNER; THENCE SOUTH 00°04'18" EAST 559.46 FEET; THENCE SOUTH 58°58'21" WEST 760.85 FEET; THENCE NORTH 00°04'33" WEST 15.26 FEET; THENCE SOUTH 59°57'46" WEST 400.00 FEET; THENCE SOUTH 00°04'33" EAST 184.39 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89°55'03" WEST 980.91 FEET; TO THE POINT OF BEGINNING.  
(DOCUMENT #20210073897 - PARCEL 2)

AV-2195-B

**Legal S:** 27 T: 42S R: 12W E1/2 NW1/4 NW1/4; SW1/4 NW1/4 NW1/4; W1/2 SW1/4 NW1/4 SEC 27 T42S R12W.

LESS: BEG S00\*04'55" E 767.43 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89\*59'57" W 26.61 FT TO PT ON ARC OF 1567.00 FT RAD NON-TNGT CUR CNCV WLY RAD PT S87\*45'34" W; TH NLY 776.35 FT ALG ARC OF SD CUR THRU CTL ANG OF 28\*23'11" TO PT OF TNGY; TH N30\*37'37" W 314.64 FT TO PT OF CURV OF 1700.00 FT RAD CUR CNCV ELY; TH NLY 1120.54 FT ALG ARC OF SD CUR THRU CTL ANG OF 37\*45'58" TO PT ON S 1/16TH LN SD SEC 21; TH ALG SD S 16/TH LN N89\*58'28" E 66.54 FT TO PT ON ARC OF 1634.00 FT RAD NON-TNGT CUR CNCV ELY RAD PT S82\*34'11" E; TH SLY 1085.34 FT ALG ARC OF SD CUR THRU CTL ANG OF 38\*03'26" TO PT OF TNGY; TH S30\*37'37" E 314.64 FT TO PT OF CURV OF 1633.00 FT RAD CUR CNCV WLY; TH SLY 870.57 FT ALG ARC OF SD CUR THRU CTL ANG OF 30\*32'42" TO PT OF TNGY; TH S00\*04'55" E 1152.94 FT; TH N59\*04'56" E 721.40 FT TO PT ON W-W 64/TH LN SD SEC 27; TH ALG SD W-W 64TH LN S00\*04'38" E 1029.48 FT TO PT ON C/S/L SD SEC 27; TH ALG SD C/S/L S89\*54'50" W 659.84 FT TO 1/4 COR COMN TO SD SEC 27 & 28; TH ALG SEC/L N00\*04'55" W 1871.68 FT TO POB.

LESS: BEG S00\*04'55" E 1454.97 FT ALG SEC/L FM SEC COR COMN TO SEC 21, 22, 27 & 28, T42S R12W; TH N89\*55'05" E 40.48 FT, SD PT BEING POB; TH N59\*07'02" E 1000.00 FT; TH S30\*52'58" E 438.47 FT; TH S89\*55'00" W 463.87 FT; TH S0\*03'17" E 290.03 FT; TH S59\*07'02" W 721.18 FT; TH N0\*04'55" W 523.89 FT TO POB.

AV-2196-A-1

**Legal S:** 28 T: 42S R: 12W BEG E1/4 COR SEC 28, T42S, R12W SLM, TH S89\*55'07" W ALG C/S/L SD SEC, 208.18 FT TO E COR OF PARCEL DESC IN INST #964069; TH CONT ALG SD PARCEL FOL (5) CRSES S72\*23'01" W 385.53 FT; TH S76\*00'17" W 693.07 FT; TH S71\*04'18" W 753.41 FT; TH S71\*15'32" W 715.24 FT TO PT ON C/S/L OF SEC 28; TH N0\*02'32" W ALG SD SEC/L 755.03 FT TO CTR 1/4 SEC 28; TH N89\*55'07" E ALG C/S/L SEC 28, 550.00 FT TO SE COR OF PARCEL DESC IN INST #9916997; TH N0\*02'32" W ALG E LN OF SD PARCEL 1874.56 FT; TH N89\*59'53" E 2087.37 FT TO PT ON E LN OF SEC 28; TH S0\*04'55" E ALG SD SEC/L 1871.66 FT TO POB.

LESS: BEG AT PT S00\*04'55" E 767.43 FT ALG SEC/L FM NE COR SEC 28, T42S, R12W, TH ALG SD SEC/L S00\*04'55" E 1192.92 FT; TH S61\*03'23" W 100.67 FT; TH S28\*56'37" E 138.22 FT; TH N73\*16'59" E 22.39 FT TO PT ON SD SEC/L; TH ALG SD SEC/L S00\*04'55" E 515.51 FT TO E1/4 COR OF SD SEC; TH S27\*53'22" E 786.72 FT; TH S72\*25'36" W 246.40 FT; TH N20\*31'54" W 1,026.49 FT; TH N07\*36'17" E 460.65 FT; TH N17\*55'30" W 193.28 FT; TH N46\*10'17" W 207.37 FT; TH N39\*07'21" W 183.77 FT; TH N32\*32'22" E 2.54 FT; TH N57\*27'38" W 132.87 FT; TH N77\*04'47" W 369.51 FT; TH N00\*09'28" W 597.19 FT; TH N89\*59'53" E 960.76 FT TO POB,

LESS: BEG AT PT S00\*04'56" E 1734.18 FT ALG SEC/L & S89\*56'34" W 633.76 FT FM NE COR OF SEC 28, T42S, R12W, TH S02\*25'53" W 320.31 FT; TH N84\*52'45" W 55.23 FT; TH N57\*18'38" W 308.59 FT; TH N81\*03'49" W 239.45 FT; TH N13\*30'23" E 198.04 FT; TH S80\*57'06" E 249.15 FT; TH S81\*12'32" E 275.79 FT TO POB.

LESS: BEG AT PT S00\*00'05" E 767.43 FT ALG SEC/L & S89\*59'53" W 2087.37 FT FM NW COR SEC 28 T42S, R12W, TH S00\*02'32" E 515.58 FT; TH N87\*30'53" E 192.78 FT; TH

N00°02'32" W 507.22 FT; TH S89°59'53" W 192.60 FT TO POB.

LESS: HOLE 1: BEGINNING AT A POINT WHICH LIES NORTH 00°02'33" WEST 3995.15 FEET ALONG THE CENTER SECTION LINE AND NORTH 90°00'00" EAST 550.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 87°30'52" EAST 192.78 FEET; THENCE SOUTH 88°48'55" EAST 449.33 FEET; THENCE SOUTH 80°34'56" EAST 492.73 FEET; THENCE SOUTH 77°4'48" EAST 369.51 FEET; THENCE SOUTH 57°27'39" EAST 132.87 FEET; THENCE SOUTH 32°32'21" WEST 9.60 FEET TO THE POINT OF CURVATURE OF A 200.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY 59.02 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°54'27" TO THE POINT OF TANGENCY; THENCE SOUTH 49°26'48" WEST 104.51 FEET; THENCE NORTH 89°49'04" WEST 811.95 FEET; THENCE NORTH 86°43'23" WEST 665.85 FEET; THENCE NORTH 00°02'33" WEST 315.43 FEET TO THE POINT OF BEGINNING.

LESS: HOLE 2: BEGINNING AT THE CENTER QUARTER CORNER, SAID POINT LIES NORTH 00°02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE CENTER SECTION LINE NORTH 89°55'08" EAST 438.27 FEET; THENCE LEAVING SAID CENTER SECTION LINE SOUTH 70°51'34" WEST 75.90 FEET; THENCE SOUTH 59°11'30" WEST 236.21 FEET TO A POINT ON THE ARC OF A 167.50 FOOT RADIUS NON TANGENT CURVE CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH LIES SOUTH 01°22'57" EAST; THENCE WESTERLY 102.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°07'40" TO A POINT ON A NON TANGENT LINE; THENCE ALONG SAID NON TANGENT LINE NORTH 21°01'53" WEST 37.76 FEET; THENCE NORTH 55°59'47" WEST 65.67 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE NORTH 00°02'33" WEST 106.09 FEET TO SAID CENTER QUARTER CORNER AND THE POINT OF BEGINNING.

LESS: HOLES 3, 7-9, & 18: BEGINNING AT A POINT WHICH LIES THENCE NORTH 00°02'33" WEST 1880.33 FEET ALONG THE CENTER SECTION LINE AND NORTH 71°15'25" EAST 561.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 68°46'37" WEST 21.14 FEET; THENCE NORTH 81°18'45" WEST 84.05 FEET; THENCE NORTH 69°23'54" WEST 205.42 FEET; THENCE NORTH 51°24'23" WEST 258.68 FEET TO A POINT ON THE ARC OF A 133.56 FOOT RADIUS NON TANGENT CURVE CONCAVE SOUTHEASTERLY, THE RADIUS POINT OF WHICH LIES NORTH 86°53'56" EAST; THENCE NORTHEASTERLY 120.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°45'27" TO A POINT ON A RADIAL LINE; THENCE ALONG SAID RADIAL LINE SOUTH 41°14'42" EAST 20.11 FEET; THENCE SOUTH 76°22'48" EAST 720.83 FEET; THENCE NORTH 82°43'41" EAST 208.07 FEET; THENCE NORTH 01°S4'52" EAST 300.96 FEET; THENCE NORTH 39°51'24" WEST 216.97 FEET; THENCE NORTH 01°36'05" EAST 81.87 FEET; THENCE NORTH 47°33'32" WEST 36.22 FEET; THENCE SOUTH 59°17'33" WEST 280.29 FEET; THENCE SOUTH 70°51'34" WEST 59.50 FEET; THENCE NORTH 00°02'33" WEST 423.47 FEET; THENCE NORTH 60°16'04" EAST 44.54 FEET TO THE POINT OF CURVATURE OF A 36.00 FOOT RADIUS

CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 40.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°51'39" TO THE POINT OF TANGENCY; THENCE NORTH 03°35'35" WEST 44.49 FEET TO THE POINT OF CURVATURE OF A 74.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 89.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°16'25" TO THE POINT OF TANGENCY; THENCE NORTH 65°42'50" EAST 291.66 FEET TO THE POINT OF CURVATURE OF A 426.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY 166.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°25'02" TO THE POINT OF TANGENCY; THENCE NORTH 88°07'52" EAST 366.60 FEET; THENCE SOUTH 13°30'23" WEST 7.75 FEET; THENCE SOUTH 81°03'49" EAST 239.45 FEET; THENCE SOUTH 57°18'38" EAST 308.59 FEET; THENCE SOUTH 84°52'45" EAST 55.23 FEET; THENCE NORTH 02°25'53" EAST 331.50 FEET; THENCE NORTH 49°26'48" EAST 174.48 FEET TO THE POINT OF CURVATURE OF A 110.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 68.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°50'14" TO A POINT ON NON TANGENT LINE; THENCE ALONG SAID NON TANGENT LINE SOUTH 39°07'22" EAST 102.22 FEET; THENCE SOUTH 46°10'18" EAST 207.37 FEET; THENCE SOUTH 17°55'31" EAST 193.28 FEET; THENCE SOUTH 07°36'16" WEST 460.65 FEET; THENCE SOUTH 20°31'55" EAST 204.81 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89°55'08" WEST 53.14 FEET; THENCE LEAVING SAID CENTER SECTION LINE SOUTH 72°23'02" WEST 292.96 FEET; THENCE NORTH 33°48'33" WEST 86.31 FEET; THENCE NORTH 28°09'00" WEST 114.23 FEET; THENCE NORTH 16°35'39" WEST 119.01 FEET; THENCE NORTH 63°07'55" WEST 176.58 FEET; THENCE NORTH 73°34'12" WEST 215.58 FEET; THENCE SOUTH 89°23'22" WEST 277.97 FEET; THENCE SOUTH 61°56'20" WEST 212.98 FEET THENCE SOUTH 26°48'13" EAST 305.56 FEET; THENCE SOUTH 34°40'51" EAST 273.67 FEET; THENCE SOUTH 76°00'18" WEST 90.83 FEET; THENCE SOUTH 71°04'19" WEST 753.41 FEET; THENCE SOUTH 71°15'25" WEST 153.50 FEET TO THE POINT OF BEGINNING.

LESS: HOLE 10: BEGINNING AT A POINT WHICH LIES SOUTH 00°04'56" EAST 1960.35 FEET ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°04'S6" EAST 163.24 FEET ALONG SAID SECTION LINE; THENCE SOUTH 73°16'58" WEST 22.38 FEET; THENCE NORTH 28°56'38" WEST 138.22 FEET; THENCE NORTH 61°03'22" EAST 100.67 FEET TO A POINT ON SAID SECTION LINE AND THE POINT OF BEGINNING.

AV-2196-B

**Legal S:** 28 T: 42S R: 12W W 550 FT NE1/4 SEC 28 T42S R12W LESS: BEG AT PT S00°04'55" E 767.43 FT ALG SEC/L & S89°59'53" W 2087.37 FT FM NE COR SEC 28 T42S R12W; TH S00°02'32" E 440.10 FT; TH S89°57'28" W 550.00 FT TO PT ON C/S/L SD SEC; TH N00°02'32" W 1207.50 FT TO 1/4 COR COMN TO SD SEC 28 & SEC 21 SD TWN & RGE; TH ALG C/S/L SD SEC 21 N00°04'31" W 111.97 FT; N89°57'28" E 550.00 FT; TH S00°04'31" E 112.27 FT TO PT ON SEC/L COMN TO SD SECS; TH S00°02'32" E 767.10 FT TO POB. LESS: BEG S00°00'05" E 767.43 FT ALG SEC/L S89°59'53" W 2087.37 FT & S00°02'32" E 440.10 FT FM NW COR SEC 28 T42S R12W; TH S00°02'32" E 75.48 FT; TH S87°30'53" W 97.71 FT; TH S66°54'01" W 138.42 FT; TH S48°30'45" W 377.82 FT; TH S24°31'48" W 100.54 FT TO PT ON

C/S/L; TH N00\*02'32" W 475.36 FT ALG SD C/S/L; TH N89\*57'28" E 550.00 FT TO POB. LESS: BEGINNING AT THE CENTER QUARTER CORNER, SAID POINT LIES NORTH 00\*02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE CONTINUING ALONG SAID CENTER SECTION LINE NORTH 00\*02'33" WEST 959.46 FEET; THENCE NORTH 24\*31'47" EAST 100.54 FEET; THENCE NORTH 48\*30'43" EAST 377.82 FEET; THENCE NORTH 66\*53'59" EAST 138.42 FEET; THENCE NORTH 87\*30'52" EAST 97.71 FEET; THENCE SOUTH 00\*02'33" EAST 315.43 FEET; THENCE NORTH 86\*43'23" WEST 29.88 FEET; THENCE SOUTH 58\*35'57" WEST 338.87 FEET; THENCE SOUTH 42\*42'29" WEST 173.04 FEET; THENCE SOUTH 11\*19'42" EAST 330.57 FEET; THENCE SOUTH 80\*20'57" EAST 63.85 FEET; THENCE SOUTH 67\*09'34" EAST 62.22 FEET; THENCE NORTH 85\*29'20" EAST 160.94 FEET; THENCE NORTH 50\*58'19" EAST 79.35 FEET; THENCE NORTH 60\*16'04" EAST 34.05 FEET; THENCE SOUTH 00\*02'33" EAST 423.47 FEET; THENCE SOUTH 70\*51'34" WEST 118.24 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89\*55'08" WEST 438.27 FEET TO SAID CENTER QUARTER CORNER AND THE POB. LESS: BEGINNING AT A POINT WHICH LIES NORTH 00\*02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE AND NORTH 89\*55'08" EAST 438.27 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 70\*51'34" EAST 118.24 FEET; THENCE SOUTH 00\*02'33" EAST 38.61 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89\*55'08" WEST 111.73 FEET TO THE POB.

#### AV-2196-C

**Legal S:** 28 T: 42S R: 12W BEGINNING AT A POINT WHICH LIES SOUTH 00\*00'05" EAST 767.43 FEET ALONG THE SECTION LINE, SOUTH 89\*59'53" WEST 2087.37 FEET AND SOUTH 00\*02'32" EAST 440.10 FEET FROM THE NORTHWEST CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00\*02'32" EAST 75.48 FEET; THENCE SOUTH 87\*30'53" WEST 97.71 FEET; THENCE SOUTH 66\*54'01" WEST 138.42 FEET; THENCE SOUTH 48\*30'45" WEST 377.82 FEET; THENCE SOUTH 24\*31'48" WEST 100.54 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE NORTH 00\*02'32" WEST 475.36 FEET ALONG SAID CENTER SECTION LINE; THENCE NORTH 89\*57'28" EAST 550.00 FEET TO THE POINT OF BEGINNING.

#### AV-2196-D

**Legal S:** 27 T: 42S R: 12W S: 28 T: 42S R: 12W BEG S00\*04'55" E 767.43 FT ALG SEC/L FM NE COR SEC 28 T42S R12W, TH ALG SD SEC/L S00\*04'55" E 1192.92 FT; TH S61\*03'23" W 100.67 FT; TH S28\*56'37" E 138.22 FT; TH N73\*16'59" E 22.39 FT TO PT ON SD SEC/L; TH ALG SD SEC/L S00\*04'55" E 515.51 FT TO E1/4 COR OF SD SEC; TH S27\*53'22" E 786.72 FT; TH S72\*25'36" W 246.40 FT; TH N20\*31'54" W 1,026.49 FT; TH N07\*36'17" E 460.65 FT; TH N17\*55'30" W 193.28 FT; TH N46\*10'17" W 207.37 FT; TH N39\*07'21" W 183.77 FT; TH N32\*32'22" E 2.54 FT; TH N57\*27'38" W 132.87 FT; TH N77\*04'47" W 369.51 FT; TH N00\*09'28" W 597.19 FT; TH N89\*59'53" E 960.76 FT TO POB.

## AV-2196-E

**Legal S:** 28 T: 42S R: 12W BEGINNING AT A POINT WHICH LIES SOUTH 00\*04'56" EAST 1734.18 FEET ALONG THE SECTION LINE AND SOUTH 89\*56'34" WEST 633.76 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SLM AND RUNNING THENCE SOUTH 02\*25'53" WEST 320.31 FEET; THENCE NORTH 84\*52'45" WEST 55.23 FEET; THENCE NORTH 57\*18'38" WEST 308.59 FEET; THENCE NORTH 81\*03'49" WEST 239.45 FEET; THENCE NORTH 13\*30'23" EAST 198.04 FEET; THENCE SOUTH 80\*57'06" EAST 249.15 FEET; THENCE SOUTH 81\*12'32" EAST 275.79 FEET TO THE POB.

## AV-2196-F

**Legal S:** 28 T: 42S R: 12W BEGINNING AT A POINT WHICH LIES SOUTH 00\*04'55" EAST 767.43 FEET ALONG THE SECTION LINE AND SOUTH 89\*59'53" WEST 2087.37 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SLM AND RUNNING THENCE SOUTH 00\*02'32" EAST 440.10 FEET; THENCE SOUTH 89\*57'28" WEST 550.00 FEET TO A POINT ON THE CENTER SECTION LINE OF SAID SECTION; THENCE NORTH 00\*02'32" WEST 1207.50 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 28 AND SECTION 21 OF SAID TOWNSHIP AND RANGE; THENCE ALONG THE CENTER SECTION LINE OF SAID SECTION 21 NORTH 00\*04'31" WEST 111.97 FEET; NORTH 89\*57'28" EAST 550.00 FEET; THENCE SOUTH 00\*04'31" EAST 112.27 FEET TO A POINT ON THE SECTION LINE COMMON TO SAID SECTIONS; THENCE SOUTH 00\*02'32" EAST 767.10 FEET TO THE POB

## AV-2196-G

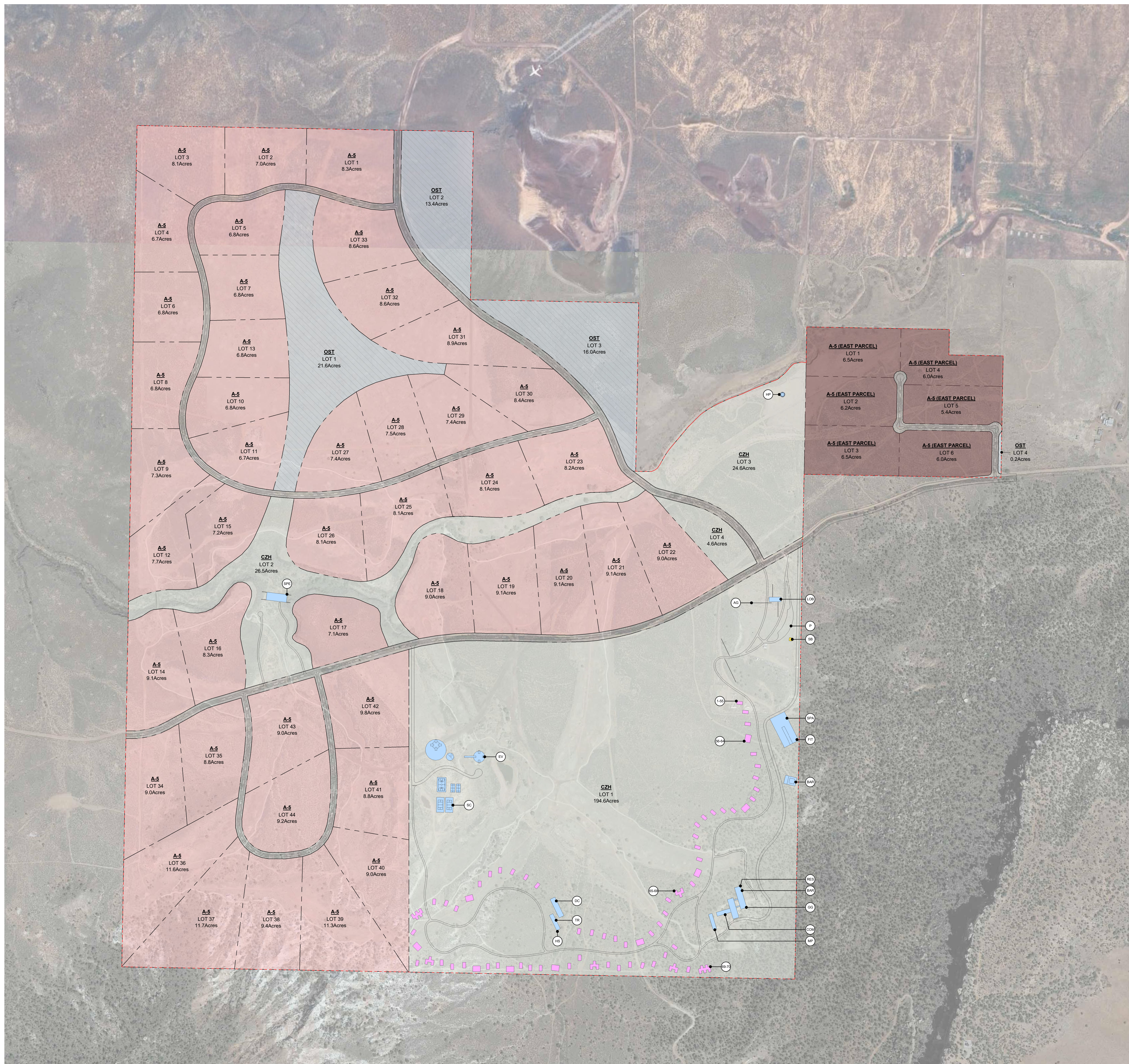
**Legal S:** 28 T: 42S R: 12W BEG AT PT S00\*00'05" E 767.43 FT ALG SEC/L & S89\*59'53" W 2087.37 FT FM NW COR SEC 28 T42S, R12W, TH S00\*02'32" E 515.58 FT; TH N87\*30'53" E 192.78 FT; TH N00\*02'32" W 507.22 FT; TH S89\*59'53" W 192.60 FT TO POB.

## AV-2196-H

**Legal S:** 28 T: 42 R: 12 DESCRIBED AS: BEGINNING AT THE CENTER QUARTER CORNER, SAID POINT LIES NORTH 00\*02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE CONTINUING ALONG SAID CENTER SECTION LINE NORTH 00\*02'33" WEST 959.46 FEET; THENCE NORTH 24\*31'47" EAST 100.54 FEET; THENCE NORTH 48\*30'43" EAST 377.82 FEET; THENCE NORTH 66\*53'59" EAST 138.42 FEET; THENCE NORTH 87\*30'52" EAST 97.71 FEET; THENCE SOUTH 00\*02'33" EAST 315.43 FEET; THENCE NORTH 86\*43'23" WEST 29.88 FEET; THENCE SOUTH 58\*35'57" WEST 338.87 FEET; THENCE SOUTH 42\*42'29" WEST 173.04 FEET; THENCE SOUTH 11\*19'42" EAST 330.57 FEET; THENCE SOUTH 80\*20'57" EAST 63.85 FEET; THENCE SOUTH 67\*09'34" EAST 62.22 FEET; THENCE NORTH 85\*29'20" EAST 160.94 FEET; THENCE NORTH 50\*58'19" EAST 79.35 FEET; THENCE NORTH 60\*16'04" EAST 34.05 FEET; THENCE SOUTH 00\*02'33" EAST 423.47 FEET; THENCE SOUTH 70\*51'34" WEST 118.24 FEET TO A POINT ON THE CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89\*55'08" WEST 438.27 FEET TO SAID CENTER QUARTER CORNER AND THE POB.

AV-2196-I

**Legal S:** 28 T: 42S R: 12W DESCRIBED AS: BEGINNING AT A POINT WHICH LIES NORTH 00°02'33" WEST 2635.39 FEET ALONG THE CENTER SECTION LINE AND NORTH 89°55'08" EAST 438.27 FEET ALONG THE CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28 TOWNSHIP 42 SOUTH, RANGE 12 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 70°51'34" EAST 118.24 FEET; THENCE SOUTH 00°02'33" EAST 38.61 FEET TO A POINT ON SAID CENTER SECTION LINE; THENCE ALONG SAID CENTER SECTION LINE SOUTH 89°55'08" WEST 111.73 FEET TO THE POB.



- HOTEL KEYS**
- 1-10 1 BEDROOM SUITE
  - 1-11 1 BEDROOM PAVILION
  - 1-12 2 BEDROOM PAVILION
  - 1-13 3 BEDROOM PAVILION
- HOTEL ADMIN / BACK OF HOUSE**
- AD ARRIVAL GATE
  - P PARKING
  - SB STORAGE BARN / FIRE HOUSE
- PLANNED DEVELOPMENT ZONING**
- HOTEL AMENITIES**
- BAR
  - COMMISSARY KITCHEN
  - DISCOVERY CENTER
  - EVENT SPACE
  - FITNESS
  - GIFT SHOP/ GALLERY
  - HELIPAD
  - HORSE STABLE
  - LOBBY CHECK-IN
  - MAIN POOL (BAR)
  - RESTAURANT
  - SPA / TREATMENT
  - SPECIALTY RESTAURANT
  - SPORTS CENTER
  - TACK ROOM

LEGEND - LOT ZONING / AREAS NO SCALE 4

LEGEND - LOT ZONING / AREAS NO SCALE 4

PARCEL / LOT NO.	AREA	AREA (ACRES)	UNDERLAY ZONING
<b>A-5</b>			
LOT 1	359541 SF	8.3 acres	AGRICULTURAL 5 (A-5)
LOT 2	305223 SF	7.0 acres	AGRICULTURAL 5 (A-5)
LOT 3	353135 SF	8.1 acres	AGRICULTURAL 5 (A-5)
LOT 4	293302 SF	6.7 acres	AGRICULTURAL 5 (A-5)
LOT 5	294503 SF	6.8 acres	AGRICULTURAL 5 (A-5)
LOT 6	294998 SF	6.8 acres	AGRICULTURAL 5 (A-5)
LOT 7	294411 SF	6.8 acres	AGRICULTURAL 5 (A-5)
LOT 8	294401 SF	6.8 acres	AGRICULTURAL 5 (A-5)
LOT 9	319674 SF	7.3 acres	AGRICULTURAL 5 (A-5)
LOT 10	294917 SF	6.8 acres	AGRICULTURAL 5 (A-5)
LOT 11	293097 SF	6.7 acres	AGRICULTURAL 5 (A-5)
LOT 12	333885 SF	7.7 acres	AGRICULTURAL 5 (A-5)
LOT 13	294424 SF	6.8 acres	AGRICULTURAL 5 (A-5)
LOT 14	397039 SF	9.1 acres	AGRICULTURAL 5 (A-5)
LOT 15	314229 SF	7.2 acres	AGRICULTURAL 5 (A-5)
LOT 16	361524 SF	8.3 acres	AGRICULTURAL 5 (A-5)
LOT 17	309553 SF	7.1 acres	AGRICULTURAL 5 (A-5)
LOT 18	392182 SF	9.0 acres	AGRICULTURAL 5 (A-5)
LOT 19	395631 SF	9.1 acres	AGRICULTURAL 5 (A-5)
LOT 20	394308 SF	9.1 acres	AGRICULTURAL 5 (A-5)
LOT 21	395554 SF	9.1 acres	AGRICULTURAL 5 (A-5)
LOT 22	392220 SF	9.0 acres	AGRICULTURAL 5 (A-5)
LOT 23	357409 SF	8.2 acres	AGRICULTURAL 5 (A-5)
LOT 24	351662 SF	8.1 acres	AGRICULTURAL 5 (A-5)
LOT 25	353308 SF	8.1 acres	AGRICULTURAL 5 (A-5)
LOT 26	352575 SF	8.1 acres	AGRICULTURAL 5 (A-5)
LOT 27	324119 SF	7.4 acres	AGRICULTURAL 5 (A-5)
LOT 28	324998 SF	7.5 acres	AGRICULTURAL 5 (A-5)
LOT 29	324125 SF	7.4 acres	AGRICULTURAL 5 (A-5)
LOT 30	367105 SF	8.4 acres	AGRICULTURAL 5 (A-5)
LOT 31	385756 SF	8.9 acres	AGRICULTURAL 5 (A-5)
LOT 32	373273 SF	8.6 acres	AGRICULTURAL 5 (A-5)
LOT 33	373518 SF	8.6 acres	AGRICULTURAL 5 (A-5)
LOT 34	393145 SF	9.0 acres	AGRICULTURAL 5 (A-5)
LOT 35	383411 SF	8.8 acres	AGRICULTURAL 5 (A-5)
LOT 36	504193 SF	11.6 acres	AGRICULTURAL 5 (A-5)
LOT 37	507876 SF	11.7 acres	AGRICULTURAL 5 (A-5)
LOT 38	410028 SF	9.4 acres	AGRICULTURAL 5 (A-5)
LOT 39	490740 SF	11.3 acres	AGRICULTURAL 5 (A-5)
LOT 40	390134 SF	9.0 acres	AGRICULTURAL 5 (A-5)
LOT 41	382775 SF	8.8 acres	AGRICULTURAL 5 (A-5)
LOT 42	425581 SF	9.8 acres	AGRICULTURAL 5 (A-5)
LOT 43	390326 SF	9.0 acres	AGRICULTURAL 5 (A-5)
LOT 44	399258 SF	9.2 acres	AGRICULTURAL 5 (A-5)
<b>15943068 SF</b>	<b>366.0 acres</b>		
<b>A-5 (EAST PARCEL)</b>			
LOT 1	281829 SF	6.5 acres	AGRICULTURAL 5 (A-5)
LOT 2	272037 SF	6.2 acres	AGRICULTURAL 5 (A-5)
LOT 3	284248 SF	6.5 acres	AGRICULTURAL 5 (A-5)
LOT 4	263490 SF	6.0 acres	AGRICULTURAL 5 (A-5)
LOT 5	234885 SF	5.4 acres	AGRICULTURAL 5 (A-5)
LOT 6	259556 SF	6.0 acres	AGRICULTURAL 5 (A-5)
<b>1596045 SF</b>	<b>36.6 acres</b>		
<b>CZH</b>			
LOT 1	8478519 SF	194.6 acres	CABIN ZONE HOTEL (CZH)
LOT 2	1155427 SF	26.5 acres	CABIN ZONE HOTEL (CZH)
LOT 3	1073538 SF	24.6 acres	CABIN ZONE HOTEL (CZH)
LOT 4	200927 SF	4.6 acres	CABIN ZONE HOTEL (CZH)
<b>10908410 SF</b>	<b>250.4 acres</b>		
<b>OST</b>			
LOT 1	940285 SF	21.6 acres	OPEN SPACE TRANSITION (OST)
LOT 2	582125 SF	13.4 acres	OPEN SPACE TRANSITION (OST)
LOT 3	696516 SF	16.0 acres	OPEN SPACE TRANSITION (OST)
LOT 4	7695 SF	0.2 acres	OPEN SPACE TRANSITION (OST)
<b>2226621 SF</b>	<b>51.1 acres</b>		
<b>GRAND TOTAL</b>	<b>30674143 SF</b>	<b>704.2 acres</b>	

PARCEL / LOT NO.	AREA	AREA (ACRES)	UNDERLAY ZONING
<b>A-5 (EAST PARCEL)</b>			
LOT 1	281829 SF	6.5 acres	AGRICULTURAL 5 (A-5)
LOT 2	272037 SF	6.2 acres	AGRICULTURAL 5 (A-5)
LOT 3	284248 SF	6.5 acres	AGRICULTURAL 5 (A-5)
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LOT 6	259556 SF	6.0 acres	AGRICULTURAL 5 (A-5)
<b>1596045 SF</b>	<b>36.6 acres</b>		

PARCEL / LOT NO.	AREA	AREA (ACRES)	UNDERLAY ZONING
<b>CZH</b>			
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<b>10908410 SF</b>	<b>250.4 acres</b>		

PARCEL / LOT NO.	AREA	AREA (ACRES)	UNDERLAY ZONING
<b>OST</b>			
LOT 1	940285 SF	21.6 acres	OPEN SPACE TRANSITION (OST)
LOT 2	582125 SF	13.4 acres	OPEN SPACE TRANSITION (OST)
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<b>2226621 SF</b>	<b>51.1 acres</b>		
<b>GRAND TOTAL</b>	<b>30674143 SF</b>	<b>704.2 acres</b>	



## TOWN COUNCIL HEARING AND MEETING MINUTES

1777 N Meadowlark Dr, Apple Valley (Electronic via Zoom)

Wednesday, February 18, 2026 at 6:00 PM

A meeting of the Town Council of the Town of Apple Valley was held Wednesday, February 18, 2026, commencing at 6:00 PM.

### CALL TO ORDER

Mayor Farrar called the meeting to order at 6:00 PM.

### PLEDGE OF ALLEGIANCE

Those present recited the Pledge of Allegiance.

### PRAYER

An opening prayer was offered.

### ROLL CALL

Mayor Michael Farrar – Present

Council Member Kevin Sair – Present

Council Member Scott Taylor – Present

Council Member Richard Palmer – Present

Council Member Annie Spendlove – Arrived prior to Closed Session (7:04 PM)

### DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were declared.

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

Mayor Farrar announced that a special Town Council meeting would be held the following Wednesday at 6:00 PM to discuss possible termination of a master development agreement involving Standard Development.

Mayor Farrar addressed complaints that had been received regarding gates located on Gould Wash Road. The Mayor explained that Gold Wash Road is a public road and stated that the gates are permitted to remain in place but must allow public access.

The Mayor reported on a missing person incident involving a juvenile who was later located safely and reunited with family.

The Mayor provided an update regarding the water tank project and ongoing efforts to locate underground pipes before excavation.

Council Member Sair reported on community cleanup and road maintenance efforts and noted that some areas would require additional work due to recent rain.

### PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

Libby Wells asked questions regarding payroll allocations for the water department and discrepancies between the disbursement listing and the operational budget report.

The Mayor and finance staff explained that payroll expenses included the water department employees as well as portions of certain administrative staff salaries. It was further explained that differences between the disbursement listing and the operational budget report were due to timing differences between when invoices were entered into the accounting system and when payments were processed.

## **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.

Fire Chief Michael Gross explained that the ordinance was intended to document adoption of the correct edition of the International Wildland Urban Interface Code, 2006 edition, including Appendix Chapters A, B, and C, in order to align the Town's code with current state requirements under House Bill 48. Fire Chief Gross stated that although the Town had been using the current code, the code section still referenced the 2003 edition, and the amendment would correct that record. Fire Chief Gross further explained that the appendices include a hazard severity form used to evaluate topography, surrounding conditions, vegetation, and construction methods in wildfire-prone areas.

Mayor Farrar stated concern regarding the potential impact the new state wildfire mapping and assessment requirements could have on homeowners' insurance rates and coverage. The Mayor noted that many insurance companies already use wildfire risk assessments when determining coverage.

Heber Hyred, Washington County Fire Warden, provided an overview of House Bill 48, explaining that the legislation was passed during the 2025 Utah legislative session and became effective January 1, 2026. Hyred stated that the bill was intended to increase awareness of wildfire risk, encourage property owners to reduce wildfire hazards around structures, and require insurance companies to utilize the State's high-risk Wildland Urban Interface (WUI) map when evaluating wildfire risk. Hyred explained that the law also requires participating counties and municipalities to adopt and enforce the WUI code and establishes a high-risk WUI boundary map identifying structures most susceptible to wildfire damage.

Hyred explained that the program includes a fee assessed to structures located within designated high-risk WUI areas and that property owners may request lot assessments to receive mitigation recommendations that could reduce wildfire risk and potentially reduce future fees. Hyred further explained that the initial fee structure for 2026 and 2027 would range from \$20 to \$100 depending on the taxable square footage of the structure.

Bridgette Butynski, Community Wildfire Specialist for Washington County, explained that lot assessments are request-based and not automatic inspections. Butynski stated that property owners who choose not to request an assessment would remain subject to the higher fee tier, while property owners who complete recommended mitigation measures may qualify for reduced fee levels in future years. Butynski also explained that the State Division of Forestry, Fire and State Lands is responsible for administering the program and that additional personnel, including county or local fire personnel, may be trained in the future to assist with assessments.

Finance Director/Deputy Clerk Michelle Kinney asked several questions regarding the administration of the program. Kinney asked how the fees would be funded through property taxes, whether the collected fees would adequately support the cost of the program, and why property owners conducting self-assessments would still be required to pay the administrative fee. Kinney also questioned the accuracy of the state's WUI mapping for the community and whether local governments had sufficient opportunity to provide input during the development of the map.

Stewart Riding, speaking as a resident, expressed concern regarding the potential impacts the program could have on homeowners if insurance companies increase rates or drop coverage before residents are able to obtain assessments or complete mitigation work. Riding questioned whether the implementation of the program adequately protects residents during the transition period.

Additional discussion occurred regarding the development of the WUI map, the process for requesting assessments, the appeals process for property owners, and the potential for future updates to the mapping data. It was explained that the map will be updated periodically as additional data becomes available and as mitigation work is completed in communities.

Fire Chief Gross further clarified that adoption of the WUI code does not create the wildfire risk classification itself, but that failing to adopt the code could limit the Town's participation in the cooperative wildfire system and could restrict development options in rural areas that rely on alternative fire protection measures allowed under the WUI code.

Mayor Farrar closed the public hearing.

#### **REQUEST FOR A CLOSED SESSION: IF NECESSARY**

**MOTION:** Mayor Farrar moved that we go into a closed session to discuss some legal issues and some possible legal issues with some development agreements from Standard Development.

**SECOND:** Council Member Sair seconded the motion.

**VOTE:** Mayor Farrar called for a vote:

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

Vote: Motion carried by the required two-thirds vote.

Council Member Annie Spendlove arrived prior to the Council entering closed session.

Council Member Spendlove joined the meeting at approximately 7:04 PM, immediately before the Council convened into closed session.

The Council entered closed session at 7:04 PM.

The Town Council returned to open session at 7:22 PM. Mayor Farrar called the meeting back to order.

Council Member Annie Spendlove, who had arrived prior to the closed session, participated in the roll call at this time and declared no conflicts of interest.

No action was taken during the closed session.

## PUBLIC HEARING

2. Ordinance O-2026-03, Amend Administrative Code Title 2.10.050 Compensation Schedule and 2.14.030 Establishment Of Municipal Planning Commission.

The Mayor explained the ordinance would eliminate water and trash stipends for Town Council and Planning Commission members and replace them with simplified meeting stipends.

No public comments were received.

Mayor Farrar closed the public hearing.

3. Resolution R-2026-05, Amending the Town of Apple Valley Fiscal Year 2026 Budget.

The Mayor reviewed proposed budget amendments including adjustments to legal expenses, employee benefits, retirement contributions, and transfers to savings.

No public comments were received.

Mayor Farrar closed the public hearing.

4. Ordinance O-2026-05, Amending the Compensation of the Fire Chief.

The Mayor proposed increasing the Fire Chief's salary by \$5,000.

No public comments were received.

Mayor Farrar closed the public hearing.

## DISCUSSION AND ACTION

5. Ordinance O-2026-04, Amend Title 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.

Mayor Farrar introduced Ordinance O-2026-04 and stated that the item had been discussed during the earlier public hearing. The Mayor explained that the ordinance was intended to correct the Town's code to reflect the proper edition of the Wildland Urban Interface Code currently being used.

Fire Chief Michael Gross confirmed that the amendment would ensure the Town's municipal code accurately reflects adoption of the 2006 edition of the International Wildland Urban Interface Code, including Appendix Chapters A, B, and C. Fire Chief Gross explained that the change addresses discrepancies between code versions and documents the correct edition that the Town has been operating under.

The Mayor clarified that the ordinance simply adopts the correct version of the WUI code to resolve the version inconsistency.

Council discussion concluded and the Council proceeded with a motion.

**MOTION:** Council Member Taylor moved to approve Ordinance O-2026-04, Amend Title 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).

**SECOND:** Council Member Palmer seconded the motion.

**VOTE:** Mayor Farrar called for a Roll Call vote:

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

Motion carried.

Council Member Sair stated the abstention was due to concerns regarding property rights and state-level regulatory impacts.

6. Ordinance O-2026-03, Amend Administrative Code Title 2.10.050 Compensation Schedule and 2.14.030 Establishment Of Municipal Planning Commission.

Mayor Farrar introduced Ordinance O-2026-03 and stated that the item had been discussed earlier in the meeting. The Mayor explained that the ordinance addresses updates to the compensation schedule and clarifies provisions related to the Municipal Planning Commission, including stipends and meeting adjustments.

Discussion referenced the earlier conversation regarding stipends for Planning Commission members and proposed changes related to meeting scheduling.

Following discussion, the Council proceeded with consideration of the ordinance.

**MOTION:** Council Member Taylor moved to approve Ordinance O-2026-03, Amend Administrative Code Title 2.10.050 Compensation Schedule and 2.14.030 Establishment Of Municipal Planning Commission.

**SECOND:** Council Member Palmer seconded the motion.

**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 - Aye

Motion carried.

7. Resolution R-2026-05, Amending the Town of Apple Valley Fiscal Year 2026 Budget.

Mayor Farrar introduced Resolution R-2026-05, explaining that the proposed amendment reflected several adjustments to the Fiscal Year 2026 budget. The Mayor stated that the highlighted portions of the budget document identified the changes being considered for approval.

Mayor Farrar explained that legal fees from the prior fiscal year were separated from the current fiscal year reporting to provide clearer transparency regarding actual spending. The Mayor noted that the legal services budget was increased because the Town had nearly reached the originally budgeted amount and additional legal work had occurred during the year.

Mayor Farrar also explained that the Fire Department salaries and wages line item was reduced because a part-time position had not yet been filled. After discussing the matter with Fire Chief Michael Gross, a portion of those funds was reallocated to balance other budget categories. Adjustments were also made to employee benefits and retirement contributions, which had come in slightly higher than originally anticipated.

Additional adjustments included an increase to the Town payroll service line item and updates to transfers to funds, which represent funds that will be placed into savings at the end of the fiscal year.

Mayor Farrar noted that the budget may be amended again later in the fiscal year as required to ensure that all accounts balance, and that some variances in categories may be due to coding differences between budget line items.

Council Member Sair expressed appreciation to Fire Chief Michael Gross for the work performed by the Fire Department in keeping the community safe and stated that the Council and Mayor support the department.

Following discussion, the Council proceeded with consideration of the resolution.

**MOTION:** Council Member Sair moved we approve Resolution R-2026-05, Amending the Town of Apple Valley Fiscal Year 2026 Budget.

**SECOND:** Council Member Palmer seconded the motion.

**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 - Aye

Motion carried.

8. Ordinance O-2026-05, Amending the Compensation of the Fire Chief.

Mayor Farrar introduced Ordinance O-2026-05, explaining that the ordinance proposes an adjustment to the Fire Chief compensation schedule. The amendment increases the Fire Chief salary from \$60,000 to \$65,000, representing a \$5,000 increase.

The Mayor noted that the adjustment was discussed earlier with Fire Chief Michael Gross and reflects the Council's recognition of the responsibilities associated with the position.

Following discussion, the Council proceeded with consideration of the ordinance.

**MOTION:** Council Member Sair moved to approve Ordinance O-2026-05, Amending the Compensation of the Fire Chief.

**SECOND:** Council Member Palmer seconded the motion.

**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 - Aye

Motion carried.

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.

Mayor Farrar introduced Ordinance O-2026-02, explaining that the request involved a zone change for approximately 20 acres located at 474 South Coyote Road. The current zoning designation was Open Space Transition (OST) and the applicant requested a change to Agricultural (A-5).

Mayor Farrar stated that the property owner, Jeremiah Allred, currently has an existing home on the property and that the zoning designation had remained OST from earlier zoning classifications. The Mayor explained that the applicant intends to divide the property into two parcels and construct a second home for a family member if the zone change is approved.

Mayor Farrar noted that the surrounding properties in the area are zoned Agricultural (A-5) and that the proposed zone change is consistent with the Town's General Plan. The Mayor also stated that the property is served by a well and that the Planning Commission reviewed the request and recommended approval at its meeting on February 11, 2026.

Council discussion included confirmation that the proposed zoning aligns with existing zoning in the area and that the property meets the requirements for agricultural zoning.

Following discussion, the Council proceeded with consideration of the ordinance.

**MOTION:** Council Member Taylor moved to approve 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.

**SECOND:** Council Member Palmer seconded the motion.

**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 - Aye

Motion carried.

10. Special Event Application – 2026 Zion Ultras for April 10-12, 2026.

Mayor Farrar introduced Special Event Application 2026-09 for the Ultras event hosted by Vacation Races, scheduled for April 10–12, 2026.

Mayor Farrar explained that the event is held annually and involves a race route that begins in Virgin, Utah, and travels through portions of the surrounding area, including areas north of the highway near Main Street in Apple Valley. The Mayor stated that event setup and camping activities would occur on Friday, April 10, the primary race events would take place on Saturday, April 11, and remaining race activities and teardown would occur on Sunday, April 12.

Mayor Farrar stated that the event organizers expect approximately 1,200 to 1,400 participants and attendees. The Mayor also noted that event fees were adjusted and would total approximately \$7,000, including fees associated with the event permit, drone usage, and dirt road use. The event organizers also agreed to water down dirt roads during the event to minimize dust.

Mayor Farrar noted that the event has been held previously and that fewer complaints were received during the most recent event.

Following discussion, the Council proceeded with consideration of the application.

**MOTION:** Council Member Sair moved to approve the Special Event Application – 2026 Zion Ultras for April 10-12, 2026.

**SECOND:** Council Member Palmer seconded the motion.

**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 - Aye

Motion carried.

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.

Mayor Farrar introduced Ordinance O-2026-01, explaining that the amendment modifies the allowable percentage of a property that may contain smaller accessory buildings that are exempt from building permit requirements.

Mayor Farrar stated that the previous ordinance allowed unpermitted accessory structures totaling 1% of the square footage of the property. After the Town determined that permits would no longer be

required for shipping containers, the Mayor explained that the limit needed to be adjusted to better accommodate typical property use. The amendment increases the allowable limit to 3% of the total square footage of the property.

Mayor Farrar explained that on a one-acre parcel, the amendment would allow approximately 1,300 square feet of accessory structures that do not require a building permit. The Mayor noted that the regulation primarily exists to prevent extreme scenarios involving excessive numbers of small structures while allowing property owners greater flexibility in the use of their land.

The Mayor stated that the Planning Commission reviewed the proposal and recommended approval at its meeting on February 11, 2026.

Following discussion, the Council proceeded with consideration of the ordinance.

**MOTION:** Council Member Sair moved to approve 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.

**SECOND:** Council Member Palmer seconded the motion.

**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 - Aye

Motion carried.

12. Resolution R-2026-02, Appointing a Representative to Serve on the Administrative Control Board of Washington County Special Service District No. 1.

Mayor Farrar introduced Resolution R-2026-02, explaining that the resolution appoints a representative to serve on the Administrative Control Board of Washington County Special Service District No. 1, which oversees waste management services.

Mayor Farrar stated that Council Member Kevin Sair had previously served as the Town's representative but was no longer able to continue due to scheduling conflicts. Council Member Sair noted that the time commitment for the position can be difficult to accommodate with work schedules.

Mayor Farrar explained that Finance Director/Deputy Clerk Michelle Kinney had indicated a willingness to serve in the position if appointed. Council members discussed the responsibilities of the board and the importance of representation for the Town.

Following discussion, the Council proceeded with consideration of the resolution.

**MOTION:** Council Member Sair moved to approve Resolution R-2026-02, Appointing a Representative to Serve on the Administrative Control Board of Washington County Special Service District No. 1 and appoint Michelle Kinney as the Town's representative.

**SECOND:** Council Member Palmer seconded the motion.

**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 - Aye

Motion carried.

13. Resolution R-2026-03, Amend Personnel Policies and Procedures (Salary Planning) Volunteer stipend updates.

Mayor Farrar introduced Resolution R-2026-03, explaining that the resolution updates sections of the Town's Personnel Policy and Procedures related to salary planning and volunteer and stipend provisions.

Mayor Farrar stated that the amendment removes language that had already been addressed earlier in the meeting under Item 6, and the resolution ensures that the same correction is reflected within the personnel policy document.

The Mayor explained that the purpose of the resolution was to align the personnel policies with the changes previously approved by the Council.

Following discussion, the Council proceeded with consideration of the resolution.

**MOTION:** Council Member Sair moved to approve Resolution R-2026-03, Amend Personnel Policies and Procedures (Salary Planning) Volunteer stipend updates.

**SECOND:** Council Member Palmer seconded the motion.

Following the second, Finance Director/Deputy Clerk Michelle Kinney clarified that the resolution also included updates related to the Fire Department within the personnel policy document.

**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 - Aye

Motion carried.

14. Resolution R-2026-04, Amend Personnel Policies and Procedures (Leave) Vacation Policy Revisions.

Mayor Farrar introduced Resolution R-2026-04, explaining that the resolution updates the Town's Personnel Policies and Procedures related to leave and vacation accrual. The Mayor stated that the

purpose of the revisions was to align the Town's policies more closely with those used by other municipalities.

Mayor Farrar explained that the changes address situations where employees accumulate large amounts of unused vacation time over many years and later request payment for the unused leave when leaving employment. The Mayor noted that such situations could create a significant financial obligation for the Town if large payouts were required at one time. The revised policy allows employees to carry over a limited amount of vacation time but establishes limits to prevent excessive accrual.

Council Member Sair stated that situations involving large vacation payouts had occurred in the past and that the policy change would help protect the Town's budget. Sair stated that although there were portions of the policy they would like to review further, they generally supported the revisions and intended to discuss additional concerns with staff at a later time.

Following discussion, the Council proceeded with consideration of the resolution.

**MOTION:** Council Member Taylor moved to approve Resolution R-2026-04, Amend Personnel Policies and Procedures (Leave) Vacation Policy Revisions.

**SECOND:** Council Member Sair seconded the motion.

**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 - Aye

Motion carried.

15. Resolution R-2026-06, Amend Personnel Policies And Procedures Benefits (URS updates for Employee contributions).

Mayor Farrar introduced Resolution R-2026-06, explaining that the resolution updates the Town's Personnel Policies and Procedures related to employee retirement benefits through the Utah Retirement Systems (URS).

Mayor Farrar stated that the amendment would provide employees with the option to participate in a 401(k)-type retirement savings plan, noting that the Town would not be providing a matching contribution at this time. The Mayor explained that the option would not create additional costs for the Town but could allow for future consideration of matching contributions or expanded benefit options as the Town grows or when hiring additional staff.

Finance Director/Deputy Clerk Michelle Kinney clarified that employees already have the option to participate in a 401(k) plan, and that the amendment specifically adds the Roth option to the available retirement savings plans offered through URS.

Following discussion, the Council proceeded with consideration of the resolution.

**MOTION:** Council Member Taylor moved to approve Resolution R-2026-06, Amend Personnel Policies And Procedures Benefits (URS updates for Employee contributions).

**SECOND:** Council Member Sair seconded the motion.

**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 - Aye

Motion carried.

## CONSENT 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.

Mayor Farrar presented the Consent Agenda, which included approval of the January 21, 2026 Town Council Hearing and Meeting minutes, acceptance of a donated vehicle for Town use, the January 2026 disbursement listing, the Fiscal Year 2026 budget report through January 2026, and the January 2026 water usage comparison report.

Mayor Farrar explained that the donated vehicle is a four-wheel-drive truck with approximately 100,000 miles that was donated to the Town for work use. The Mayor stated that the vehicle has an estimated value of approximately \$15,000 and would be beneficial for Town operations, particularly during winter conditions. The Mayor also noted that Town ordinance requires formal approval of donated property.

Council Member Sair expressed appreciation for the donation, noting that the vehicle would be useful for Town operations.

Following discussion, the Council proceeded with consideration of the Consent Agenda.

**MOTION:** Council Member Taylor moved to approve the Consent Agenda 16, 17, 18, 19, and 20.

**SECOND:** Council Member Palmer seconded.

**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 – Aye

Motion carried.

**ADJOURNMENT**

**MOTION:** Council Member Sair moved to adjourn.

**SECOND:** Council Member Palmer seconded.

**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 - Aye

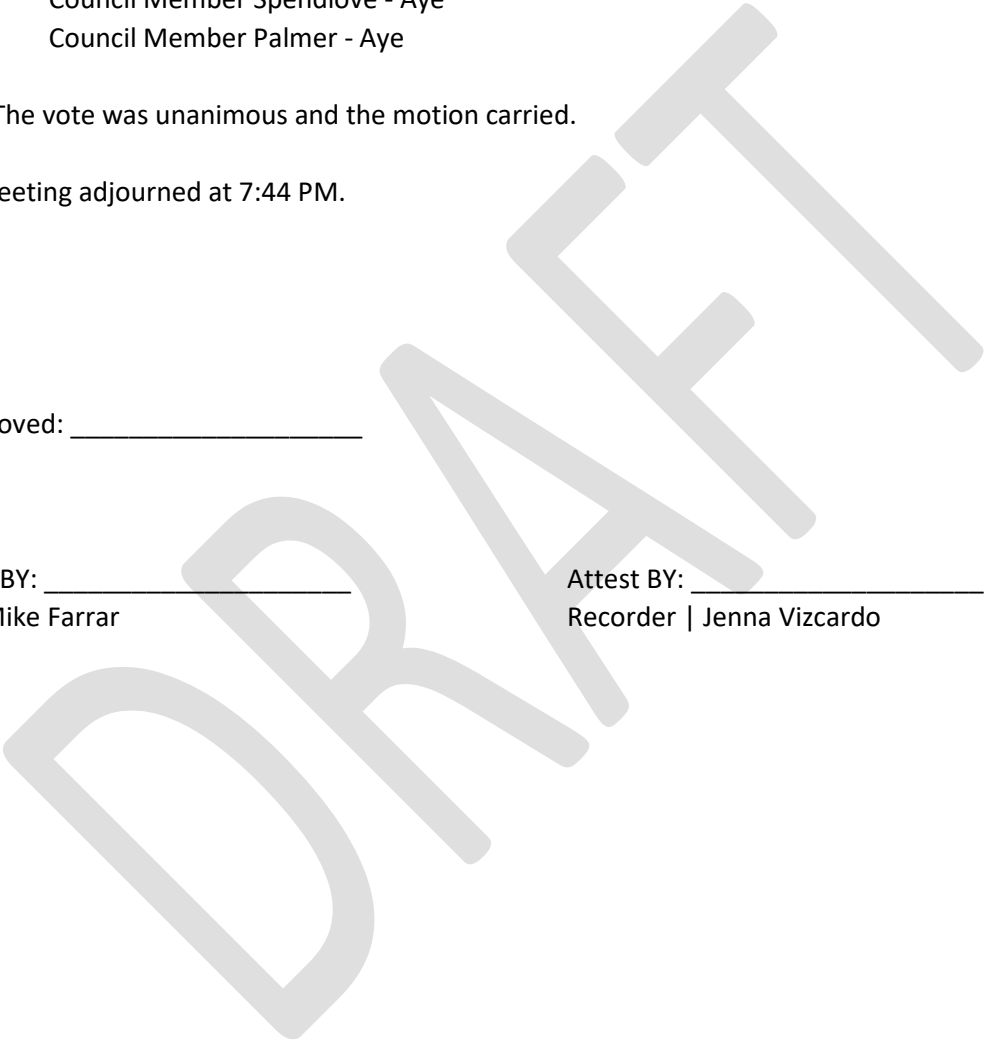
The vote was unanimous and the motion carried.

Meeting adjourned at 7:44 PM.

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_  
Mayor | Mike Farrar

Attest BY: \_\_\_\_\_  
Recorder | Jenna Vizcardo





## SPECIAL TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, February 25, 2026 at 6:00 PM

### MINUTES

Notice is given that a meeting of the Town Council of the town of apple valley was held on Wednesday, February 25, 2026, commencing at 6:00 pm or shortly thereafter at 1777 N Meadowlark Dr, Apple Valley. The meeting was held electronically via zoom as noticed on the agenda.

#### CALL TO ORDER

Mayor Farrar called the meeting to order at 6:00 PM.

#### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led.

#### PRAYER

A prayer was offered.

#### ROLL CALL

#### PRESENT

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

#### DECLARATION OF CONFLICTS OF INTEREST

Following roll call, the Mayor asked if there were any conflicts of interest. None were declared.

The Mayor then stated:

“Good evening, everyone. Tonight, we have a public meeting on the proposed termination of seven Master Development Agreements due to uncured material defaults identified in the notices of default issued January 13, 2026. These defaults include, without limitation, false representation and execution regarding ownership and authority to enter into the Master Development Agreements, unauthorized transfers of property, unauthorized transfers of property subject to the Master Development Agreements, and unauthorized assignment of interest governed by the Master Development Agreements without providing the required notice to the Town.

Additionally, the Town has ongoing and substantial concerns regarding the master developer’s financial capacity and ability to perform. The Town has followed the required notice and meet and confer procedure under such agreements.

Tonight, we are faced with some very difficult decisions. Based upon the information we had at the time, the Town Council voted and approved the seven MDAs. Obviously, at that time, based upon the information we had, we were in favor of the seven MDAs and felt they would be good for our Town.

We have spent lots of time and money working on these MDAs with the hope that someday these agreements would result in some positive growth and financial stability for our small town. It is very hard to consider the fact that all of our hard work could have been for nothing, but we must make decisions to protect the Town based upon what is in the best interest of the Town, and not our personal desires or feelings.

We are elected officials, elected by the residents of Apple Valley. We must act in the best interest of the residents, what is best for the Town financially, and what is best for the overall future of our small rural town.

These are very difficult decisions, and decisions I know none of you take lightly.

With that being said, the meeting is now open for discussion, presentation of evidence, and public comment before we take any Council action.”

The Mayor then opened the public comment period.

**PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR**

The Mayor opened the public comment period and stated that comments would be limited to three minutes and that the Council would not be taking questions.

Margaret Ososki stated:

“Since Crimson Peaks is in default and you are canceling their development agreement, that was supposed to help us get the roads fixed. Do you have a backup plan for that, because we’re dealing with a lot of dust out there?”

Bruce Baird, attorney for the master developer, addressed the Council and requested that his comments apply to all seven Master Development Agreements and the zoning ordinance item. No objection was raised.

Bruce Baird stated:

“Thank you, Mr. Mayor, Members of the Town Council. I will be brief. For those of you who attended the Planning Commission meeting last night, this will be similar information.

One year ago, we all believed these were good projects and approved them. Nothing about the projects has changed. The benefits to the Town remain the same, including infrastructure and improvements that were anticipated. The Town has already received certain benefits, including the water tank and easements.

Under Utah law, there is a distinction between something that is false and something that is incorrect. Any issues with signatures were technical errors, not intentional misrepresentations, and are curable.

The Town has had notice of these matters and has accepted benefits under the agreements, which may constitute ratification or waiver of certain claims. We believe the Town has legal exposure if it proceeds.

Litigation would be costly for both sides, potentially hundreds of thousands of dollars. If the Town proceeds, it risks damages that it may not be able to afford.

We also believe the Town has imposed requirements, including water agreements, that are inconsistent with state law and constitutional provisions.

With regard to financial concerns, those issues are not relevant and have been waived. Development typically proceeds in phases, with financing obtained after entitlements are secured.

If the Town proceeds with termination and loses even one case, it could result in significant liability. Ultimately, this may lead to settlement and reinstatement of the agreements, curing of defects, and completion of the developments.

We respectfully request that the Town table these matters and discuss them with legal counsel in a closed session, with the goal of mediation or arbitration to resolve these technical issues.

Nothing about these projects has changed, and there is no need to escalate this into litigation over technicalities.

Thank you.”

Rich Ososki stated:

“From what I understand, Travis Home has filed for personal bankruptcy. I’m just curious how that factors into these defaults.”

Elend LeBaron stated:

“That property is mine. I authorized Travis to negotiate with the Town, but the property is, in fact, mine. I am financially capable of managing this project, and I am not under any legal issues or investigation.

Whatever may or may not apply to Travis does not apply to me. I am reputable in my community and capable of moving this project forward.

Regarding the issue of signatures, I was informed that a development agreement requires the owner’s signature rather than an authorized agent. At most, this is a technical error that can be corrected.

If this agreement is terminated, it will be financially devastating to me. I relied on the zoning and development agreement when investing time and resources into this property.

Please do not move forward with terminating this agreement.”

Todd Anderson, speaking on behalf of Elend LeBaron, stated:

“The property owner did purchase the property as OST, but the Town later took action and approved a development agreement, which created vested rights.

The owner relied on that agreement to their detriment. If the Town moves forward with termination, there are potential damages.

I understand the Town may disagree, but I want to make sure that position is clearly stated for the record.”

The Mayor closed the public comment period.

The Mayor then stated:

“Before the Town Council takes action, I will present to the Council lots of information about the MDAs, Utah law, and the master developer. I will also provide some proof of this information.

Since the master developer’s attorney has questioned my integrity and honesty tonight and during last night’s Planning Commission meeting, and in letters sent to the Council and Planning Commission, I want to respond to those comments.

Most everything I present to you tonight is public information readily available online. Most everyone knows me, and I have proven during my time working with the Town that I am honest and transparent. I do not take it lightly when someone questions my honesty or integrity.

First, I want to respond to some of the comments made. The master developer’s attorney suggested that nothing has changed and that these projects are still good for the Town. What has changed is that the master developer has not been honest with me or the Town, has not acted in good faith, and has demonstrated financial instability. There have been bankruptcies, questions about ownership, multiple lien holders, and foreclosure activity.

There are also concerns regarding how properties have been transferred between different LLCs, and whether the proper parties executed the agreements. There are additional concerns regarding the developer’s ability to perform and the overall impact on the Town.

The Town has attempted to work through these issues. We have followed the required procedures under the agreements, including notice and opportunities to meet and confer. However, based on the responses received, it became clear that resolution on acceptable terms was not being reached.

There have also been statements regarding potential litigation and damages. While litigation is always a possibility, the Town cannot allow threats or financial pressure to dictate its decisions. The Town must act based on what is right and in the best interest of the residents.

I also want to address comments regarding water agreements and impact fees. The Town did not delay the developer. The structure of the water agreement and impact fees was explained, and options were provided. The developer chose a particular approach and later did not follow through.

Additionally, there are concerns regarding lien holders who were not parties to the agreements, as well as ownership discrepancies at the time the agreements were executed. These issues raise questions about enforceability.

There are also ongoing financial concerns, including bankruptcies, foreclosure notices, and unpaid obligations. These matters further affect the developer's ability to perform under the agreements.

Based on all of this information, I believe it is in the best interest of the Town to terminate the seven Master Development Agreements.

At this time, I will present documentation supporting these concerns, and then we will proceed to discussion and action."

*The Mayor then presented documentation, which was displayed on screen and is included as part of the meeting recording on the Utah Public Notice Website (UPN).*

## DISCUSSION AND ACTION

1. **Consideration and possible adoption of a resolution declaring uncured defaults under the Crimson Peaks Master Development Agreement and terminating the agreement. Resolution No. R-2026-07.**

Council Member Spendlove stated that reviewing the documents had taken significant effort and that it had been difficult to follow the trail of documents and transfers. Council Member Sair stated that they had been involved from the beginning and had given the Master Developer the benefit of the doubt, but believed the matter had reached a point where action was necessary.

**MOTION:** Council Member Taylor moved that the Town Council adopt Resolution No. R-2026-07 declaring that the Master Developer is in material default under the Master Development Agreement, that such defaults are uncured, that the agreement is terminated effective immediately, that all vested rights, approvals, and obligations under the agreement are revoked.

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** Mayor Farrar called for a roll call vote:

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

**Motion carried.**

2. Consideration and possible adoption of a resolution declaring uncured defaults under the West Temple Master Development Agreement and terminating the agreement. Resolution No. R-2026-08.

**MOTION:** Council Member Taylor moved that the Town Council adopt Resolution No. R-2026-08 declaring that the Master Developer is in material default under the Master Development Agreement, that such defaults are uncured, that the agreement is terminated effective immediately, that all vested

rights, approvals, and obligations under the agreement are revoked.

**SECOND:** The motion was seconded by Council Member Sair.

**VOTE:** Mayor Farrar called for a roll call vote:

Mayor Farrar - Aye

Council Member Sair - Aye

Council Member Spendlove - Aye

Council Member Taylor - Aye

Council Member Palmer - Aye

**Motion carried.**

3. Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Preserve at Zion Master Development Agreement and terminating the agreement. Resolution No. R-2026-09.

Council Member Spendlove stated that the Council was not taking the matter lightly and noted that the developments had presented benefits for the community.

**MOTION:** Council Member Taylor moved that the Town Council adopt Resolution No. R-2026-09 declaring that the Master Developer is in material default under the Master Development Agreement, that such defaults are uncured, that the agreement is terminated effective immediately, that all vested rights, approvals, and obligations under the agreement are revoked.

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** Mayor Farrar called for a roll call vote:

Mayor Farrar - Aye

Council Member Sair - Aye

Council Member Spendlove - Aye

Council Member Taylor - Aye

Council Member Palmer - Aye

**Motion carried.**

4. Consideration and possible adoption of a resolution declaring uncured defaults under the Miles Mark Master Development Agreement and terminating the agreement. Resolution No. R-2026-10.

**MOTION:** Council Member Taylor moved that the Town Council adopt Resolution No. R-2026-10 declaring that the Master Developer is in material default under the Master Development Agreement, that such defaults are uncured, that the agreement is terminated effective immediately, that all vested rights, approvals, and obligations under the agreement are revoked.

**SECOND:** The motion was seconded by Council Member Sair.

**VOTE:** Mayor Farrar called for a roll call vote:

Mayor Farrar - Aye

Council Member Sair - Aye

Council Member Spendlove - Aye

Council Member Taylor - Aye

Council Member Palmer - Aye

**Motion carried.**

5. Consideration and possible adoption of a resolution declaring uncured defaults under the Redstone at Canaan Master Development Agreement and terminating the agreement. Resolution No. R-2026-11.

**MOTION:** Council Member Taylor moved that the Town Council adopt Resolution No. R-2026-11 declaring that the Master Developer is in material default under the Master Development Agreement, that such defaults are uncured, that the agreement is terminated effective immediately, that all vested rights, approvals, and obligations under the agreement are revoked.

**SECOND:** The motion was seconded by Council Member Sair.

**VOTE:** Mayor Farrar called for a roll call vote:

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

**Motion carried.**

6. Consideration and possible adoption of a resolution declaring uncured defaults under the Solstice Master Development Agreement and terminating the agreement. Resolution No. R-2026-12.

**MOTION:** Council Member Taylor moved that the Town Council adopt Resolution No. R-2026-12 declaring that the Master Developer is in material default under the Master Development Agreement, that such defaults are uncured, that the agreement is terminated effective immediately, that all vested rights, approvals, and obligations under the agreement are revoked.

**SECOND:** The motion was seconded by Council Member Sair.

**VOTE:** Mayor Farrar called for a roll call vote:

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

**Motion carried.**

7. Consideration and possible adoption of a resolution declaring uncured defaults under the Gooseberry Springs Ranch Master Development Agreement and terminating the agreement. Resolution No. R-2026-13.

**MOTION:** Council Member Taylor moved that the Town Council adopt Resolution No. R-2026-13 declaring that the Master Developer is in material default under the Master Development Agreement, that such defaults are uncured, that the agreement is terminated effective immediately, that all vested rights, approvals, and obligations under the agreement are revoked.

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** Mayor Farrar called for a roll call vote:

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

**Motion carried.**

- 8. Consideration and possible adoption of an ordinance repealing ordinance O-2025-17 and restoring the prior zoning classification for certain property previously rezoned from OST (Open Space Transition to RE-1 (Rural Estates 1 Acre). Ordinance No. O-2026-06.

**MOTION:** Council Member Taylor moved that the Town Council adopt Ordinance No. O-2026-06 repealing Ordinance No. O-2025-17 and restoring the prior zoning classification for certain property previously rezoned from OST (Open Space Transition) to RE-1 (Rural Estates 1 Acre).

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** Mayor Farrar called for a roll call vote:

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

**Motion carried.**

Following adoption of the resolutions and ordinance, the Mayor responded to the earlier public comment regarding Gooseberry roads. The Mayor stated that a backup plan was being pursued for paving the roads and that the work was intended to be included in a broader Town road project, subject to the public bidding process. Council Member Sair also reported that road base had recently been placed on portions of Gooseberry Road to improve current conditions.

**REQUEST FOR A CLOSED SESSION: IF NECESSARY**

No closed session was requested.

**ADJOURNMENT**

**MOTION:** Council Member Sair motioned to adjourn.

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** All in favor, aye.

The meeting adjourned at 6:50 PM.

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_  
Mayor | Mike Farrar

Attest BY: \_\_\_\_\_  
Recorder | Jenna Vizcardo



## TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, March 18, 2026 at 6:00 PM

### MINUTES

#### CALL TO ORDER, PLEDGE OF ALLEGIANCE, PRAYER

The Town Council meeting was called to order by the Mayor at 6:00 PM. The Pledge of Allegiance and an invocation were offered.

#### ROLL CALL

##### PRESENT

Mayor Michael Farrar, Council Member Kevin Sair, Council Member Scott Taylor, Council Member Richard Palmer

##### ABSENT

Council Member Annie Spendlove

#### DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were declared.

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

The Mayor provided several updates to the Council and public. A community garden Easter event was announced for April 4, including activities such as an egg hunt, workshops, and tours.

The Mayor reported that the water tank design was approximately 99% complete, with remaining uncertainties to be resolved during construction due to incomplete historical records. Soil testing was complete, and funding for the project had been approved, with final documentation pending before construction could begin. Work on the water tank and turning lanes near Cinder Hill Road was expected to begin once funding was released.

A recent traffic accident on Cinder Hill Road was discussed, noting safety concerns. The Mayor stated that improvements such as turning lanes would be prioritized before construction traffic was allowed in the area.

The Mayor encouraged residents to complete a park survey to guide future park planning and noted that no active lawsuits were currently pending against the Town. The Town had successfully resolved a prior case before the Utah State Board of Appeals.

Additionally, the Mayor reported that the Town had been awarded a \$2 million grant for a pipeline project, exceeding the original request. The Town also planned to hire an additional part-time fire department employee to support operations and provide coverage.

#### PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

One member of the public asked about an easement near Cedar Point and whether it would remain accessible or gated. The Mayor responded that the property was believed to be owned by the school district and was not a public road or easement. The Mayor stated the matter would be reviewed further.

#### Meeting Record Note

At approximately 10:23 in the meeting recording, the video/audio experienced a disruption. Due to the technical issue, the recording was restarted, resulting in a brief interruption in continuity.

**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.)**

Mayor Farrar opened the public hearing. No public comments. Mayor Farrar closed the public hearing.

- 2. Ordinance O-2026-10, Amending the compensation for the Town Clerk/Recorder.**

Mayor Farrar opened the public hearing. No public comments. Mayor Farrar closed the public hearing.

**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.)**

The Council discussed allowing property owners to connect to water service without obtaining a building permit. The Mayor explained that the change would allow property owners to use water for non-residential purposes, such as gardening or land maintenance, while maintaining safeguards to prevent misuse. The Council expressed agreement that the ordinance supported property rights and flexibility.

**MOTION:** Council Member Taylor moved we approve Ordinance O-2026-07, Amend Title 1.02.010 New Connections For Water Service. (Allow water meters/service without a building permit.)

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** Mayor Farrar called for a Roll Call vote:

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

Motion carried.

- 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.

The Council considered amendments to allow water connections without a building permit and to permit animal enclosures in front and side yards. The Mayor explained that the change was prompted by nuisance complaints and a review of existing conditions throughout the town. The Planning Commission had recommended approval with modifications.

The Council discussed rural living considerations and enforcement standards.

**MOTION:** Council Member Taylor moved we approve 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.

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** Mayor Farrar called for a Roll Call vote:

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

Motion carried.

**5. Ordinance O-2026-09, Adopting the Town of Apple Valley Procurement Ordinance.**

The Council reviewed adoption of a procurement ordinance, formalizing an existing policy following recommendations from the Utah State Auditor's Office.

**MOTION:** Council Member Sair moved we approve Ordinance O-2026-09, Adopting the Town of Apple Valley Procurement Ordinance.

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** Mayor Farrar called for a Roll Call vote:

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

Motion carried.

**6. Ordinance O-2026-10, Amending the compensation for the Town Clerk/Recorder.**

The Council considered a wage increase for the Town Clerk/Recorder. During discussion, the Mayor stated that the Recorder was "priceless" and expressed strong support for the increase, while also acknowledging the limitations of the Town's budget.

Council Member Sair recused from participation and voting due to a conflict of interest.

**MOTION:** Council Member Taylor moved we approve Ordinance O-2026-10, Amending the compensation for the Town Clerk/Recorder.

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** Mayor Farrar called for a Roll Call vote:

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

Motion carried.

**CONSENT AGENDA**

- 7. **Disbursement Listing for February 2026.**
- 8. **Budget Report for Fiscal Year 2026 through February 2026.**
- 9. **February 2026 Water Usage Comparison.**

The Mayor discussed an emergency water repair expense and provided an explanation for the cost. Revenues were reported as exceeding projections.

**MOTION:** Council Member Taylor moved that we approve the Consent Agenda, items numbers 7, 8, and 9.

**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 - Absent
- Council Member Palmer - Aye

Motion carried.

**REQUEST FOR A CLOSED SESSION: IF NECESSARY**

No request for closed session.

**ADJOURNMENT**

**MOTION:** Council Member Sair moved to adjourn.

**SECOND:** The motion was seconded by Council Member Palmer.

**VOTE:** Mayor Farrar called for a vote:

- Council Member Taylor - Aye

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

The vote was unanimous and the motion carried.

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_  
Mayor | Mike Farrar

Attest BY: \_\_\_\_\_  
Recorder | Jenna Vizcardo

DRAFT

**Town of Apple Valley  
Disbursement Listing  
SBSU Operating - 03/01/2026 to 03/31/2026**

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Buck's Ace Hardware	6521	03/02/2026	\$69.58			Purchasing
Catherine Wall	6522	03/02/2026	\$122.50			Purchasing
Farrar, CPA	6523	03/02/2026	\$750.00			Purchasing
Pelorus Methods, Inc.	6524	03/02/2026	\$1,200.00			Purchasing
Revco Leasing	6525	03/02/2026	\$302.51			Purchasing
Rural Water Association of Utah	6526	03/02/2026	\$640.00			Purchasing
Shums Coda	6527	03/02/2026	\$3,467.50			Purchasing
South Central Communications	6528	03/02/2026	\$556.73			Purchasing
HMH Fencing LLC	6529	03/02/2026	\$1,163.51			Purchasing
Google LLC	G322026	03/02/2026	\$370.20			Purchasing
Superior Technical Solutions LLC	STS322026	03/02/2026	\$614.00			Purchasing
Amazon Capital Services	6531	03/04/2026	\$18.98			Purchasing
Botte, Anthony Joseph	6532	03/04/2026	\$116.50			Purchasing
James R Weeks	6533	03/04/2026	\$462.50			Purchasing
Buck's Ace Hardware	6534	03/04/2026	\$57.14			Purchasing
CivicPlus LLC	6535	03/04/2026	\$1,408.34			Purchasing
Beckman, Terrence	6536	03/05/2026	\$126.35			Purchasing
Tink's Napa Superior Auto Parts	6537	03/05/2026	\$146.85			Purchasing
Interstate Rock Products Inc.	6538	03/05/2026	\$2,812.44			Purchasing
Amazon.com	A03052026	03/05/2026	\$30.37			Purchasing
Chase Paymentech	C03052026	03/05/2026	\$30.91			Purchasing
Chase Paymentech	C352026	03/05/2026	\$356.19			Purchasing
State Bank of Southern Utah	SBSU03052026	03/05/2026	\$1,233.45			Purchasing
State Bank of Southern Utah	SBSU352026	03/05/2026	\$83.99			Purchasing
Payroll	0306261200	03/06/2026	\$15,494.53			Paycheck
Fralish, Lee W	6530	03/06/2026	\$138.52			Paycheck
Internal Revenue Service	EFTPS362026	03/06/2026	\$3,768.67			Payroll
Utah Retirement Systems	URS362026	03/06/2026	\$2,615.80			Payroll
XPress Bill Pay	XBP362026	03/06/2026	\$427.25			Purchasing
AT&T and Affiliates	ATT3102026	03/10/2026	\$59.25			Purchasing
Payroll	0314261200	03/14/2026	\$517.16			Paycheck
AT&T Mobility	6539	03/16/2026	\$47.02			Purchasing
Buck's Ace Hardware	6540	03/16/2026	\$209.59			Purchasing
Shums Coda	6541	03/16/2026	\$1,480.00			Purchasing
Southwest Utah Public Health Dept.	6542	03/16/2026	\$75.00			Purchasing
Tink's Napa Superior Auto Parts	6543	03/16/2026	\$169.78			Purchasing
Utah League of Cities & Towns	6544	03/16/2026	\$873.56			Purchasing
Carquest of Hildale	6545	03/16/2026	\$48.93			Purchasing
Scholzen Products	6546	03/16/2026	\$923.51			Purchasing
Siddons Martin Emergency Group	6547	03/16/2026	\$1,379.00			Purchasing
State Bank of Southern Utah	SBSU3162026	03/16/2026	\$204.10			Purchasing
State Bank of Southern Utah	SBSU3162026	03/16/2026	\$465.98			Purchasing
Superior Technical Solutions LLC	6548	03/17/2026	\$595.52			Purchasing
USDA Rural Development	USDA3172026	03/17/2026	\$1,269.00			Purchasing
USDA Rural Development	USDA31726	03/17/2026	\$9,271.00			Purchasing
Zoom Video Communications Inc.	3182026	03/18/2026	\$15.99			Purchasing
Utah Local Governments Trust	6550	03/18/2026	\$196.56			Purchasing
Henry Schein	6551	03/18/2026	\$735.12			Purchasing
Barlow, Cortney	6552	03/18/2026	\$670.00			Purchasing
Blue Line Enterprise LLC	6553	03/18/2026	\$1,300.00			Purchasing
FirePro	6554	03/18/2026	\$810.00			Purchasing
Washington County Solid Waste	6555	03/18/2026	\$5,901.14			Purchasing
Buck's Ace Hardware	6556	03/18/2026	\$23.99			Purchasing
Tink's Napa Superior Auto Parts	6557	03/18/2026	\$126.91			Purchasing
Payroll	0320261200	03/20/2026	\$316.59			Paycheck
Payroll	0320261200	03/20/2026	\$14,981.37			Paycheck
Internal Revenue Service	EFTPS3202026	03/20/2026	\$3,559.26			Payroll
Smith, Weston Aiden	6549	03/23/2026	\$1,854.44			Paycheck
Catherine Wall	6558	03/23/2026	\$280.00			Purchasing
Siddons Martin Emergency Group	6559	03/23/2026	\$478.41			Purchasing
Squire	6560	03/23/2026	\$1,900.00			Purchasing
State of Utah	6561	03/23/2026	\$25.00			Purchasing
Amazon.com	A32326	03/23/2026	\$132.30			Purchasing
Internal Revenue Service	EFTPS3242026	03/24/2026	\$553.43			Payroll
Ruesch & Reeve, PLLC	6563	03/25/2026	\$450.00			Purchasing
Tink's Napa Superior Auto Parts	6564	03/25/2026	\$153.81			Purchasing
Buck's Ace Hardware	6565	03/25/2026	\$126.92			Purchasing
Rocky Mountain Power	RMP3242026	03/25/2026	\$1,391.64			Purchasing
International Code Council	ICC32826	03/28/2026	\$809.00			Purchasing
Farrar, CPA	6566	03/31/2026	\$675.00			Purchasing
Utah League of Cities & Towns	6567	03/31/2026	\$295.00			Purchasing
Utah Valley University	6568	03/31/2026	\$75.00			Purchasing
Washington County Sheriff's Office	6569	03/31/2026	\$3,750.00			Purchasing

Town of Apple Valley  
Disbursement Listing  
SBSU Operating - 03/01/2026 to 03/31/2026

<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>
Internal Revenue Service	EFTPS33126	03/31/2026	\$85.68			Payroll
			<u>\$97,846.27</u>		<u>\$0.00</u>	

**Town of Apple Valley**  
**Operational Budget Report**  
**10 General Fund - 07/01/2025 to 03/31/2026**  
**75.00% of the fiscal year has expired**

Item 8.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
<b>Change In Net Position</b>					
<b>Revenue:</b>					
<b>Taxes</b>					
3110 General Property Taxes-Current	165,411.77	2,360.91	168,420.86	195,000.00	86.37%
3120 Prior Year's Taxes-Delinquent	0.00	0.00	(667.15)	0.00	0.00%
3130 General Sales and Use Taxes	158,690.29	15,221.24	163,063.78	204,325.00	79.81%
3140 Energy and Communication Taxes	43,961.29	5,577.07	44,821.52	45,000.00	99.60%
3150 RAP Tax	13,837.51	3,436.43	17,219.86	18,000.00	95.67%
3160 Transient Taxes	17,881.87	1,400.17	15,419.05	18,000.00	85.66%
3180 Fuel Tax Refund	0.00	486.39	937.63	0.00	0.00%
3190 Highway/Transit Tax	15,001.74	1,426.51	14,668.60	17,100.00	85.78%
<b>Total Taxes</b>	<b>414,784.47</b>	<b>29,908.72</b>	<b>423,884.15</b>	<b>497,425.00</b>	<b>85.22%</b>
<b>Licenses and permits</b>					
3210 Business Licenses	17,852.00	1,390.00	14,497.50	10,500.00	138.07%
3221 Building Permits-Fee	20,671.36	7,707.08	49,696.03	45,000.00	110.44%
3222 Building Permits-Non Surcharge	6,517.16	4,816.77	22,613.25	7,750.00	291.78%
3224 Building Permits Surcharge	28.12	11.56	68.37	100.00	68.37%
3225 Animal Licenses	453.11	30.00	760.00	500.00	152.00%
<b>Total Licenses and permits</b>	<b>45,521.75</b>	<b>13,955.41</b>	<b>87,635.15</b>	<b>63,850.00</b>	<b>137.25%</b>
<b>Intergovernmental revenue</b>					
3356 Class "C" Road Allotment	88,070.23	0.00	94,664.73	112,000.00	84.52%
3358 Liquor Control Profits	1,484.69	1,905.98	1,905.98	1,100.00	173.27%
<b>Total Intergovernmental revenue</b>	<b>89,554.92</b>	<b>1,905.98</b>	<b>96,570.71</b>	<b>113,100.00</b>	<b>85.39%</b>
<b>Charges for services</b>					
3230 Special Event Permit	8,150.00	0.00	14,400.00	1,000.00	1,440.00%
3410 Clerical Services	258.09	21.25	998.07	400.00	249.52%
3416 Other Interdepartmental Charges	38,000.00	0.00	3,003.75	0.00	0.00%
3431 Zoning and Subdivision Fees	53,347.70	7,950.00	63,808.15	20,000.00	319.04%
3440 Solid Waste	37,506.50	5,922.64	51,836.90	51,000.00	101.64%
3440.5 Paperless Bill Credit	(2,169.92)	(448.50)	(3,972.00)	(3,000.00)	132.40%
3441 Storm Drainage	38,314.04	4,434.36	39,567.64	49,000.00	80.75%
3461 GRAMA Requests	22.62	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	611.98	(2,100.96)	2,444.00	1,000.00	244.40%
<b>Total Charges for services</b>	<b>174,041.01</b>	<b>15,778.79</b>	<b>172,311.51</b>	<b>119,600.00</b>	<b>144.07%</b>
<b>Fines and forfeitures</b>					
3510 Fines	5,634.48	350.84	5,205.24	5,000.00	104.10%
<b>Total Fines and forfeitures</b>	<b>5,634.48</b>	<b>350.84</b>	<b>5,205.24</b>	<b>5,000.00</b>	<b>104.10%</b>
<b>Interest</b>					
3610 Interest Earnings	44,007.93	4,830.26	42,688.97	45,000.00	94.86%
<b>Total Interest</b>	<b>44,007.93</b>	<b>4,830.26</b>	<b>42,688.97</b>	<b>45,000.00</b>	<b>94.86%</b>
<b>Miscellaneous revenue</b>					
3640 Sale of Capital Assets	0.00	4,500.00	4,500.00	20,000.00	22.50%
3690 Sundry Revenue	4,627.35	0.00	(5,788.08)	5,000.00	-115.76%
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	(52,001.94)	5,915.87	31,000.00	19.08%
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	0.00	13,622.12	15,000.00	90.81%
3801.93 Commercial Impact Fees - Fire/EMS	0.00	0.00	58,595.41	60,000.00	97.66%
<b>Total Miscellaneous revenue</b>	<b>53,903.35</b>	<b>(47,501.94)</b>	<b>110,777.32</b>	<b>174,000.00</b>	<b>63.67%</b>
<b>Total Revenue:</b>	<b>827,447.91</b>	<b>19,228.06</b>	<b>939,073.05</b>	<b>1,017,975.00</b>	<b>92.25%</b>
<b>Expenditures:</b>					
<b>General government</b>					
<b>Council</b>					
4111.110 Council/PC Salaries and Wages	5,861.98	900.00	5,746.60	13,000.00	44.20%
4111.130 Council/PC Employee benefits	915.48	107.79	801.24	1,000.00	80.12%
4111.610 Council Donations and Discretionary Spending	0.00	0.00	19.93	5,000.00	0.40%
<b>Total Council</b>	<b>6,777.46</b>	<b>1,007.79</b>	<b>6,567.77</b>	<b>19,000.00</b>	<b>34.57%</b>
<b>Administrative</b>					

**Town of Apple Valley**  
**Operational Budget Report**  
**10 General Fund - 07/01/2025 to 03/31/2026**  
**75.00% of the fiscal year has expired**

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4141.110 Admin Salaries and Wages	86,477.54	6,111.34	67,666.66	80,800.00	83.75%
4141.130 Admin Employee Benefits	15,034.26	1,281.89	10,664.76	10,000.00	106.65%
4141.140 Admin Employee Retirement - GASB 68	9,120.67	464.70	5,750.66	5,500.00	104.56%
4141.210 Admin Dues, Subs & Memberships	9,788.11	3,106.89	13,255.48	11,000.00	120.50%
4141.220 Admin Public Notices	59.58	0.00	(52.75)	100.00	-52.75%
4141.230 Admin Training	639.89	0.00	60.00	1,000.00	6.00%
4141.240 Admin Office/Administrative Expense	14,321.07	3,414.75	26,275.29	15,000.00	175.17%
4141.245 Sponsored/ Donated	0.00	77.88	927.52	0.00	0.00%
4141.250 Admin Equipment Expenses	12,712.73	1,502.51	7,353.74	13,000.00	56.57%
4141.260 Admin Building & Ground Maintenance	7,504.55	729.69	5,809.92	4,500.00	129.11%
4141.270 Admin Utilities	13,697.60	277.51	13,120.72	18,000.00	72.89%
4141.280 Admin Telephone and Internet	3,868.69	556.73	4,966.46	5,000.00	99.33%
4141.290 Admin Postage	2,720.36	546.00	2,524.12	3,700.00	68.22%
4141.320 Admin Engineering Fees	462.70	0.00	3,717.35	1,000.00	371.74%
4141.330 Admin Legal Fees	28,325.94	462.50	49,088.48	80,000.00	61.36%
4141.335 Prior Year Legal Fees	0.00	0.00	50,000.00	50,000.00	100.00%
4141.340 Admin Accounting & Auditing	41,400.00	3,325.00	37,128.12	30,000.00	123.76%
4141.350 Admin Building/Zoning/Planning Fees	20,790.08	4,947.50	37,807.00	27,000.00	140.03%
4141.390 Admin Bank Service Charges	65.00	0.00	15.00	200.00	7.50%
4141.410 Admin Insurance	14,772.81	196.56	16,796.85	16,000.00	104.98%
4141.490 Admin Travel Reimbursements	1,830.08	0.00	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%
<b>Total Administrative</b>	<b>283,571.66</b>	<b>27,001.45</b>	<b>355,215.68</b>	<b>375,300.00</b>	<b>94.65%</b>
<b>Total General government</b>	<b>290,349.12</b>	<b>28,009.24</b>	<b>361,783.45</b>	<b>394,300.00</b>	<b>91.75%</b>
<b>Public safety</b>					
<b>Police</b>					
4210.110 Police Salaries & Wages/Contract	11,763.16	3,750.00	15,000.00	30,000.00	50.00%
<b>Total Police</b>	<b>11,763.16</b>	<b>3,750.00</b>	<b>15,000.00</b>	<b>30,000.00</b>	<b>50.00%</b>
<b>Fire</b>					
4220.110 Fire Salaries & Wages	46,676.10	7,899.97	57,837.00	70,000.00	82.62%
4220.130 Fire Employee Benefits	3,803.58	604.34	10,085.50	12,000.00	84.05%
4220.135 Fire Employee Retirement - GASB 68	7,984.16	890.13	8,796.01	11,100.00	79.24%
4220.150 Fire Contract Expense	2,328.00	0.00	5,856.00	4,000.00	146.40%
4220.210 Fire Dues, Subscriptions & Memberships	1,782.75	85.00	235.00	1,800.00	13.06%
4220.230 Fire Travel, Mileage & Cell	778.99	0.00	350.00	600.00	58.33%
4220.240 Fire Office & Other Expenses	1,832.74	79.88	883.25	2,000.00	44.16%
4220.250 Fire Equipment Maintenance & Repairs	7,917.52	868.29	8,510.68	8,000.00	106.38%
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	1,093.04	75.00	1,246.37	2,100.00	59.35%
4220.450 Fire Small Equip/Supplies	12,579.36	2,789.63	10,249.26	15,000.00	68.33%
4220.455 EMS Medical Supplies	2,214.68	1,130.27	1,459.79	3,000.00	48.66%
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	2,187.34	0.00	2,206.74	2,500.00	88.27%
4220.740 Fire Capital Outlay	18,985.25	86.20	701.20	135,000.00	0.52%
<b>Total Fire</b>	<b>126,033.59</b>	<b>14,508.71</b>	<b>123,688.31</b>	<b>300,100.00</b>	<b>41.22%</b>
<b>Total Public safety</b>	<b>137,796.75</b>	<b>18,258.71</b>	<b>138,688.31</b>	<b>330,100.00</b>	<b>42.01%</b>
<b>Highways and public improvements</b>					
<b>Highways</b>					
4410.110 Road Wages and Contract Labor	2,284.50	0.00	422.50	3,000.00	14.08%
4410.130 Road Employee Benefits	174.21	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	50,645.00	3,417.50	45,180.26	52,500.00	86.06%
4415.130 Public Works Employee Benefits	5,369.29	916.14	8,439.73	7,500.00	112.53%
4415.140 Public Works Employee Retirement - GASB 68	4,521.49	473.02	6,440.61	4,750.00	135.59%
4415.450 Public Works Supplies	6,534.47	4,986.88	9,356.58	6,000.00	155.94%
4415.550 Public Works Equipment Maintenance	4,051.80	982.74	10,763.76	3,000.00	358.79%

**Town of Apple Valley**  
**Operational Budget Report**  
**10 General Fund - 07/01/2025 to 03/31/2026**  
**75.00% 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	0.00	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	5,805.60	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%
<b>Total Highways</b>	<b>160,404.68</b>	<b>10,776.28</b>	<b>159,217.13</b>	<b>343,725.00</b>	<b>46.32%</b>
<b>Sanitation</b>					
4420.460 Solid Waste Service	38,308.38	5,901.14	46,647.88	51,000.00	91.47%
<b>Total Sanitation</b>	<b>38,308.38</b>	<b>5,901.14</b>	<b>46,647.88</b>	<b>51,000.00</b>	<b>91.47%</b>
<b>Total Highways and public improvements</b>	<b>198,713.06</b>	<b>16,677.42</b>	<b>205,865.01</b>	<b>394,725.00</b>	<b>52.15%</b>
<b>Parks, recreation, and public property</b>					
<b>Parks</b>					
4540.110 Park/Rec Wages and Contract Labor	2,505.50	0.00	179.50	2,000.00	8.98%
4540.130 Park/Rec Employee Benefits	191.15	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	1,304.74	133.39	501.89	4,000.00	12.55%
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%
<b>Total Parks</b>	<b>6,321.05</b>	<b>133.39</b>	<b>845.01</b>	<b>57,200.00</b>	<b>1.48%</b>
<b>Total Parks, recreation, and public property</b>	<b>6,321.05</b>	<b>133.39</b>	<b>845.01</b>	<b>57,200.00</b>	<b>1.48%</b>
<b>Transfers</b>					
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%
<b>Total Transfers</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>(158,350.00)</b>	<b>0.00%</b>
<b>Total Expenditures:</b>	<b>633,179.98</b>	<b>63,078.76</b>	<b>707,181.78</b>	<b>1,017,975.00</b>	<b>69.47%</b>
<b>Total Change In Net Position</b>	<b>194,267.93</b>	<b>(43,850.70)</b>	<b>231,891.27</b>	<b>0.00</b>	<b>0.00%</b>
<b>Income or Expense</b>					
<b>Income from Operations:</b>					
<b>Operating income</b>					
3375 Lease Revenue	5.00	0.00	0.00	0.00	0.00%
<b>Total Operating income</b>	<b>5.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total Income from Operations:</b>	<b>5.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total Income or Expense</b>	<b>5.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>

**Town of Apple Valley**  
**Operational Budget Report**  
**51 Water Operations Fund - 07/01/2025 to 03/31/2026**  
**75.00% of the fiscal year has expired**

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
<b>Income or Expense</b>					
<b>Income from Operations:</b>					
<b>Operating income</b>					
5140 Water sales	528,670.50	42,130.51	422,655.61	670,000.00	63.08%
5150 Water standby fees	31,411.34	3,370.84	31,528.72	32,000.00	98.53%
5310 Connection fees	6,400.00	1,600.00	13,489.83	6,700.00	201.34%
5410 Late penalties and fees	3,371.61	0.00	691.04	3,000.00	23.03%
5490 Other operating income	2,110.08	10,418.00	21,175.55	2,250.00	941.14%
<b>Total Operating income</b>	<b>571,963.53</b>	<b>57,519.35</b>	<b>489,540.75</b>	<b>713,950.00</b>	<b>68.57%</b>
<b>Operating expense</b>					
6010 Clerical Contractor labor	258.28	0.00	0.00	300.00	0.00%
6011 Town Payroll Services	38,000.00	0.00	3,000.00	3,000.00	100.00%
6013 Water Salaries and Wages	46,154.00	17,724.75	144,644.20	228,300.00	63.36%
6014 Water Benefits	15,666.28	3,154.62	29,296.92	32,500.00	90.14%
6014.5 Water Employee Retirement - GASB 68	0.00	2,092.72	16,200.02	20,250.00	80.00%
6023 Travel	0.00	0.00	46.40	500.00	9.28%
6024 Training	713.76	734.00	4,423.18	1,200.00	368.60%
6025 Books/Subscriptions/Memberships	3,772.60	640.00	1,899.00	4,000.00	47.48%
6030 Office supplies and expenses	1,923.61	443.14	2,817.31	3,000.00	93.91%
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)	0.00	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	2,677.54	75.00	2,340.00	5,000.00	46.80%
6045 Legal fees	15,181.50	450.00	6,416.50	20,000.00	32.08%
6050 Water System maintenance and repairs	10,248.80	0.00	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	3,948.31	504.57	6,556.87	20,000.00	32.78%
6053 Tank maintenance and repairs	424.97	197.03	7,086.68	11,000.00	64.42%
6054 Hydrant Testing & Maintenance	29.18	0.00	797.71	0.00	0.00%
6060 Water Equipment Costs Other than Fuel	6,309.16	1,291.62	11,266.03	1,000.00	1,126.60%
6061 Water Equipment Fuel	3,984.96	0.00	2,174.96	6,000.00	36.25%
6067 Utilities	18,782.41	1,348.29	18,360.59	20,000.00	91.80%
6068 Telephone & Internet	0.00	59.25	539.19	0.00	0.00%
6070 Water Dept Insurance	9,154.86	0.00	1,416.98	12,000.00	11.81%
6095 Depreciation expense	117,836.26	13,446.02	120,494.16	165,000.00	73.03%
<b>Total Operating expense</b>	<b>302,325.49</b>	<b>42,161.01</b>	<b>442,000.11</b>	<b>605,350.00</b>	<b>73.02%</b>
<b>Total Income from Operations:</b>	<b>269,638.04</b>	<b>15,358.34</b>	<b>47,540.64</b>	<b>108,600.00</b>	<b>43.78%</b>
<b>Non-Operating Items:</b>					
<b>Non-operating income</b>					
5510 Grants	35,200.00	0.00	0.00	0.00	0.00%
5520 Impact fees	91,318.86	17,788.00	106,201.85	90,000.00	118.00%
5610 Interest income	10,686.12	1,413.00	12,773.37	12,000.00	106.44%
5680 Contributed capital revenue	13,470.00	0.00	0.00	0.00	0.00%
5690 Sundry Revenue	500.00	0.00	13,422.85	500.00	2,684.57%
<b>Total Non-operating income</b>	<b>151,174.98</b>	<b>19,201.00</b>	<b>132,398.07</b>	<b>102,500.00</b>	<b>129.17%</b>
<b>Non-operating expense</b>					
6080 Interest expense	62,034.68	6,716.18	60,849.20	83,110.00	73.22%
<b>Total Non-operating expense</b>	<b>62,034.68</b>	<b>6,716.18</b>	<b>60,849.20</b>	<b>83,110.00</b>	<b>73.22%</b>
<b>Total Non-Operating Items:</b>	<b>89,140.30</b>	<b>12,484.82</b>	<b>71,548.87</b>	<b>19,390.00</b>	<b>369.00%</b>
<b>Total Income or Expense</b>	<b>358,778.34</b>	<b>27,843.16</b>	<b>119,089.51</b>	<b>127,990.00</b>	<b>93.05%</b>

**Town of Apple Valley**

**WATER USAGE ANALYSIS**

	COMPARABLE ACCTS			TOTAL SYSTEM		
	2024/2025	2023/2024	Over/ (Under)	2024/2025	2023/2024	Over/ (Under)
<b>JUL 2024</b>	5,636,140	4,175,649	1,460,491	8,878,424	5,479,963	3,398,461
<b>AUG</b>	5,668,974	5,186,555	482,419	6,948,130	6,109,615	838,515
<b>SEP</b>	5,312,309	3,383,692	1,928,617	6,979,299	3,797,812	3,181,487
<b>OCT</b>	4,579,587	4,317,647	261,940	5,271,210	4,543,937	727,273
<b>NOV</b>	2,732,446	3,051,942	(319,496)	3,062,903	3,157,262	(94,359)
<b>DEC</b>	2,557,924	2,496,641	61,283	2,785,854	2,524,351	261,503
<b>JAN 2025</b>	2,021,606	1,929,335	92,271	2,958,671	2,217,125	741,546
<b>FEB</b>	2,135,835	1,628,010	507,825	2,668,605	1,648,950	1,019,655
<b>MAR</b>	2,259,604	2,204,640	54,964	3,479,383	2,530,120	949,263
<b>APR</b>	4,352,473	3,847,822	504,651	4,705,353	4,124,592	580,761
<b>MAY</b>	6,299,814	6,147,165	152,649	6,819,479	6,512,172	307,307
<b>JUNE</b>	7,325,980	6,882,997	442,983	7,670,940	7,313,637	357,303
<b>FY2025 SUBTOTALS</b>	<b>50,882,692</b>	<b>45,252,095</b>	<b>5,630,597</b>	<b>62,228,251</b>	<b>49,959,536</b>	<b>12,268,715</b>
	2025/2026	2024/2025	Over/ (Under)	2025/2026	2024/2025	Over/ (Under)
<b>JUL 2025</b>	9,396,900	8,198,934	1,197,966	10,378,670	8,652,204	1,726,466
<b>AUG</b>	6,847,030	6,257,214	589,816	7,169,566	6,800,544	369,022
<b>SEP</b>	5,034,777	5,888,649	(853,872)	5,699,327	6,734,429	(1,035,102)
<b>OCT</b>	4,124,813	4,516,150	(391,337)	4,712,513	5,077,500	(364,987)
<b>NOV</b>	2,516,390	2,504,533	11,857	2,878,660	2,938,073	(59,413)
<b>DEC</b>	2,604,090	2,477,014	127,076	2,921,830	2,700,644	221,186
<b>JAN 2026</b>	1,973,560	2,063,501	(89,941)	2,169,880	2,864,171	(694,291)
<b>FEB</b>	2,011,540	2,099,255	(87,715)	2,226,330	2,571,286	(344,956)
<b>MAR</b>	3,387,490	2,257,789	1,129,701	3,717,903	3,392,842	325,061
<b>APR</b>			0			0
<b>May</b>			0			0
<b>JUNE</b>			0			0
<b>FY2026 SUBTOTALS</b>	<b>37,896,590</b>	<b>36,263,039</b>	<b>1,633,551</b>	<b>41,874,679</b>	<b>41,731,693</b>	<b>142,986</b>

Comparable Accounts: Had usage in both years

Total System: All usage