

**APPLE VALLEY
ORDINANCE O-2026-17**

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

SECTION 1: **ADOPTION** “11.02.055 Boundary Adjustments” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.02.055 Boundary Adjustments(*Added*)

SECTION 2: **ADOPTION** “Purpose” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

Purpose(*Added*)

The purpose of this section is to establish procedures and standards for boundary adjustments within the Town of Apple Valley in accordance with Utah Code Title 10, Chapter 20, and to ensure resulting parcels comply with applicable zoning, access, utility, and subdivision requirements.

SECTION 3: **ADOPTION** “Applicability” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

Applicability(*Added*)

This section applies only to boundary adjustments subject to municipal review under Utah Code §§10-20-906 and 10-20-811.

Boundary establishments authorized under Utah Code §10-20-907 are not subject to Town review or approval.

SECTION 4: **ADOPTION** “Simple Boundary Adjustment” of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

Simple Boundary Adjustment(*Added*)

A simple boundary adjustment shall be processed in accordance with Utah Code §10-20-906. The Town shall administratively consent to a proposed simple boundary adjustment when the Town verifies the proposal: 1. Includes required conveyance documents;

2. Does not affect:

a. public rights-of-way;

b. municipal utility easements;

c. public property;

d. existing easements;

e. onsite wastewater systems; or

f. internal lot restrictions;

3. Does not result in a parcel that violates Town land use regulations.

SECTION 5: **ADOPTION** “Full Boundary Adjustment” of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

Full Boundary Adjustment(*Added*)

A full boundary adjustment shall be required when a proposed boundary adjustment does not qualify as a simple boundary adjustment under Utah Code §10-20-906. Applications shall

include: 1. Conveyance documents;

2. Survey prepared by a licensed Utah surveyor;

3. Plat amendment if required by Town ordinance;

4. Applicable fees;

5. Additional information reasonably necessary to verify compliance with Town ordinances and state law.

SECTION 6: **ADOPTION** “Approval Standards” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

Approval Standards(*Added*)

The Town shall administratively consent to a full boundary adjustment when the Town verifies: 1. Required application materials have been submitted;

2. The survey demonstrates compliance with Town land use regulations;

3. Any required plat amendment has been approved pursuant to Utah Code §10-20-811;

4. The adjustment does not create additional lots, dwelling rights, or development rights;

5. Resulting parcels maintain safe and legal access;

6. No parcel becomes landlocked.

SECTION 7: **ADOPTION** “Recording” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

Recording(*Added*)

A boundary adjustment shall not become effective until all required documents are recorded with the Washington County Recorder.

SECTION 8: **ADOPTION** “Fees” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

Fees(*Added*)

1. Boundary adjustment applications shall be subject to the same application fee established for Simple Lot Subdivisions, unless otherwise established by resolution or adopted fee schedule of the Town Council.

2. Applicants shall pay all applicable recording fees.

3. The Town may require reimbursement for reasonable professional review costs actually incurred by the Town, including engineering, legal, surveying, planning, or consultant review expenses reasonably necessary to evaluate the application.

4. All fees and reimbursements required under this section shall be paid prior to final administrative consent or recording approval by the Town.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

July 15, 2026

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	☒	☐	☐	☐
Council Member Kevin Sair	☒	☐	☐	☐
Council Member Annie Spendlove	☐	☐	☒	☐
Council Member Scott Taylor	☒	☐	☐	☐
Council Member Richard Palmer	☒	☐	☐	☐

Attest



Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer



Michael Farrar, Mayor, Apple Valley

