



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, September 23, 2026 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, September 23, 2026**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Michael Farrar

Council Members | Kevin Sair | Scott Taylor | Richard Palmer | Lee Fralish

Please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/82661513795>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 826 6151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PRAYER

ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

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

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

PUBLIC HEARING

1. Ordinance O-2026-22 – Establishing Culinary Water Rates and Amending Title 01.20.020 Commercial

DISCUSSION AND ACTION

2. Ordinance O-2026-22 – Establishing Culinary Water Rates and Amending Title 01.20.020 Commercial
3. Ordinance O-2026-19, Zone Change for parcel AV-1354-D-1 from Open Space Transtion Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.
*Planning Commission recommended approval on September 9, 2026.
4. Ordinance O-2026-20, Zone Change for parcel AV-1354-D-2 from Open Space Transtion Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.
*Planning Commission recommended approval on September 9, 2026.
5. Resolution R-2026-33, Acknowledging a vacancy on the Town of Apple Valley Planning Commission and Appointing a regular member to fill the vacancy.
6. Resolution R-2026-35, Appointment of Alternate Planning Commission.
7. Ordinance O-2026-21, Amend Title 10.18.020 Residential Lots; Access.
*Planning Commission recommended approval on September 9, 2026.
8. Resolution R-2026-32, Amend Personnel Policies and Procedures (Leave).
9. Resolution R-2026-34 - Amend Title 01.21.000 Appendix B Acknowledgement Of Water Supply.

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.

[10.](#) Minutes: August 19, 2026 - Town Council Hearing and Meeting.

[11.](#) August 2026 Disbursement Listing.

[12.](#) Budget Report for Fiscal Year 2027 through August 2026.

[13.](#) August 2026 Water Usage Comparison.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov.

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

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

TOWN OF APPLE VALLEY, UTAH**ORDINANCE NO. O-2026-22**

AN ORDINANCE OF THE TOWN OF APPLE VALLEY, UTAH, ESTABLISHING MUNICIPAL CULINARY WATER RATES, FEES, AND CHARGES BY ORDINANCE; RATIFYING AND CONFIRMING WATER RATES, FEES, AND CHARGES PREVIOUSLY ESTABLISHED BY RESOLUTION; AMENDING TITLE 01.20.020, COMMERCIAL; ADOPTING THE CURRENT SCHEDULE OF WATER RATES, FEES, AND CHARGES; INCORPORATING CULINARY WATER PRICING AND CONSERVATION REQUIREMENTS; COORDINATING THOSE WATER RATES WITH THE TOWN FEE SCHEDULE; AMENDING CERTAIN WATER RATES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town of Apple Valley, Utah (the "Town") owns and operates a municipal culinary water system and furnishes culinary water service to retail customers within its designated water service area; and

WHEREAS, Utah Code Section 10-8-22 provides that a municipality shall fix the rates to be paid for the use of water furnished by the municipality and expressly provides that the setting of municipal water rates is a legislative act; and

WHEREAS, Utah Code Section 10-8-22 requires a municipality, within its designated water service area, to establish by ordinance reasonable rates for services provided to retail water customers, to use the same method of providing notice to all retail customers of proposed rate changes, and to allow all retail customers the same opportunity to appear and participate in a public meeting addressing water rates; and

WHEREAS, Utah Code Section 10-8-22 permits different rates for different classifications of retail customers when the classifications and rates have a reasonable basis; and

WHEREAS, the Town has historically established and amended culinary water rates, fees, and charges through resolutions of the Town Council and through the Town Fee Schedule and Appendix A, Schedule of Water Rates, Fees, and Charges; and

WHEREAS, the Town Council desires to ratify and confirm, for historical purposes, the water rates, fees, and charges previously established by resolution to the extent those rates, fees, and charges are reflected in Exhibit A to this Ordinance, while prospectively establishing the Town's current water rates, fees, and charges by ordinance; and

WHEREAS, the Town Council further desires to adopt the current Schedule of Water Rates, Fees, and Charges and any amendments reflected therein as part of this Ordinance; and

WHEREAS, the Town Council specifically desires to amend Title 01.20.020, Commercial, to establish the commercial base/standby rates, commercial usage rates, commercial impact fee schedule, and commercial retail connection fee provisions reflected in Exhibit A; and

WHEREAS, the Town Council is concurrently considering amendments to the Town's general Fee Schedule, which includes the water rates, fees, and charges established by this Ordinance for administrative convenience and public reference; and

WHEREAS, the inclusion of water rates, fees, and charges in the Town Fee Schedule is intended as a convenient reference and does not replace the legislative authority of this Ordinance; in the event of any conflict between the Town Fee Schedule and this Ordinance or Exhibit A, this Ordinance and Exhibit A shall control; and

WHEREAS, the Town Council finds that the customer classifications, rates, fees, and charges established by this Ordinance have a reasonable basis and are reasonably related to the operation, maintenance, administration, conservation, capacity, service demands, and costs of the Town's culinary water system.

WHEREAS, Utah Code Section 73-10-32.5 requires an applicable retail water supplier to consider water conservation, including at least one water conservation effort, when setting water rates with the goal of encouraging efficient water use and eliminating wasteful or excessive water use; and

WHEREAS, Utah Code Section 73-10-32.5 requires an applicable culinary water rate structure to incorporate increasing block units of water used and to provide for an increase in the rate charged for additional block units as usage increases from one block unit to the next; and

WHEREAS, the residential culinary water rate structure reflected in Exhibit A incorporates increasing usage blocks and progressively higher usage rates at higher levels of consumption and is intended to encourage efficient water use and discourage wasteful or excessive water use; and

WHEREAS, Utah Code Section 73-10-32.5 further requires applicable retail water suppliers to base the culinary water rate structure on a generally accepted rate-setting method, provide customers with block-unit rates and the customer billing cycle on billing notices or through a notice distributed at least annually, include individual customer water usage on customer billing notices, and consider urban farming in setting rates; and

WHEREAS, beginning no later than July 1, 2027, Utah Code Section 73-10-32.5 requires one or more water conservation efforts to be included as an element in determining the rate charged for at least the highest usage block unit of water for a customer classification that primarily serves residential customers; and

WHEREAS, the Town Council desires that the Town administer, document, review, and amend its culinary water rate structure in a manner consistent with the applicable requirements of Utah Code Sections 10-8-22 and 73-10-32.5.

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

SECTION 1. PURPOSE AND INTENT

The purpose of this Ordinance is to establish the Town of Apple Valley's municipal culinary water rates, fees, and charges by ordinance; ratify and confirm prior Town Council actions establishing water rates, fees, and charges by resolution to the extent reflected in Exhibit A; adopt the Town's current water rate schedule; incorporate applicable culinary water pricing and conservation requirements under Utah Code Section 73-10-32.5; coordinate those water rates with the Town's general Fee Schedule for administrative and public-reference purposes; and provide a clear legislative basis for the assessment and collection of such rates, fees, and charges going forward.

SECTION 2. RATIFICATION AND CONFIRMATION OF PRIOR WATER RATE RESOLUTIONS

The Town Council hereby ratifies and confirms the water rates, fees, and charges previously established, amended, approved, or continued by resolution of the Town Council, but only to the extent those rates, fees, and charges are restated in Exhibit A to this Ordinance.

This ratification and confirmation recognizes the historical actions of the Town Council and the rates, fees, and charges assessed and collected under those actions. Nothing in this Ordinance is intended to retroactively convert a prior resolution into an ordinance.

Nothing in this Ordinance shall be construed to invalidate, reverse, refund, or otherwise disturb amounts previously billed, paid, collected, credited, or owing under rates, fees, and charges in effect before the effective date of this Ordinance, subject to applicable law.

SECTION 3. CURRENT WATER RATES, FEES, AND CHARGES ESTABLISHED BY ORDINANCE

The Town Council hereby establishes and adopts by ordinance the Schedule of Water Rates, Fees, and Charges attached as Exhibit A and incorporated herein by this reference. From and after the effective date of this Ordinance, Exhibit A shall constitute the Town's current schedule of culinary water rates, fees, and charges unless subsequently amended in accordance with applicable law. The provisions of Exhibit A are

adopted as the operative water-rate provisions of the Town, including the amendment to Title 01.20.020, Commercial.

SECTION 4. AMENDMENT TO TITLE 01.20.020, COMMERCIAL, AND CURRENT RATE AMENDMENTS

Title 01.20.020, Commercial, of the Apple Valley Municipal Code is hereby amended and replaced with the commercial water rates, fees, and provisions set forth in Exhibit A to this Ordinance. The amendment includes the commercial base/standby rates by meter size, commercial usage-rate tiers, commercial impact fee schedule, and commercial retail connection fee provisions stated in Exhibit A. Any other amendments reflected in Exhibit A are also adopted as part of this Ordinance and shall take effect with this Ordinance. To the extent a prior resolution, fee schedule, or other Town action establishes a water rate, fee, or charge that differs from Exhibit A, Exhibit A shall control prospectively from the effective date of this Ordinance.

SECTION 5. RELATIONSHIP TO TOWN FEE SCHEDULE

The Town's general Fee Schedule may reproduce the water rates, fees, and charges established by this Ordinance and Exhibit A for administrative convenience, billing reference, and public access. The concurrent approval or amendment of the Town Fee Schedule does not independently establish or amend a municipal retail water rate required by Utah Code Section 10-8-22 to be established by ordinance. In the event of any inconsistency between the Town Fee Schedule and this Ordinance or Exhibit A, this Ordinance and Exhibit A shall control.

SECTION 6. CUSTOMER CLASSIFICATIONS

The Town Council finds that the classifications reflected in Exhibit A, including residential, commercial, standby, meter-size, bulk water, and emergency conservation classifications, have a reasonable basis, including differences in service characteristics, meter capacity, demand, usage, conservation objectives, system impacts, administrative requirements, and other identifiable factors associated with providing municipal water service.

SECTION 7. CULINARY WATER PRICING STRUCTURE AND CONSERVATION

To the extent applicable to the Town as a retail water supplier, the Town shall administer and periodically review the culinary water rate structure established by this Ordinance consistent with Utah Code Section 73-10-32.5.

The residential rate structure in Exhibit A incorporates increasing block units of water used and increases the usage rate as consumption moves into higher block units. The Town Council finds that this structure is intended to encourage efficient water use and reduce wasteful or excessive water use.

When establishing or amending culinary water rates, the Town shall consider water conservation, including at least one water conservation effort, and shall maintain documentation in the rate-setting record identifying the generally accepted rate-setting method used to support the rate structure.

The Town shall provide customers with the applicable block-unit rates and the customer billing cycle either on customer billing notices or in a notice distributed to customers at least annually, and customer billing notices shall include the individual customer water usage as required by applicable law.

In setting or amending culinary water rates, the Town Council shall consider urban farming that improves food security, reduces pollution, and creates green spaces, as provided in Utah Code Section 73-10-32.5.

No later than July 1, 2027, the Town shall include one or more water conservation efforts as an element in determining the rate charged for at least the highest usage block unit of water for a customer classification that primarily serves residential customers, as required by Utah Code Section 73-10-32.5.

SECTION 8. EMERGENCY WATER RATES

Emergency residential water rates set forth in Exhibit A shall apply only while the corresponding water conservation stage has been activated by written declaration of the Mayor pursuant to the Town of Apple

Valley Water Conservation Plan. The residential base fee and standby fee shall remain as established in Exhibit A. Upon termination of the applicable declaration, the regular residential water rates shall resume. Emergency rates shall be administered based on the Town's meter-reading and billing cycles, with reasonable notice to affected customers before or as soon as practicable after activation.

SECTION 9. PRIOR RESOLUTIONS AND CONFLICTING PROVISIONS

Prior resolutions establishing water rates, fees, or charges shall remain part of the Town's legislative and administrative history. To the extent a prior resolution, policy, or Town Fee Schedule provision is inconsistent with this Ordinance or Exhibit A, this Ordinance and Exhibit A shall control prospectively from the effective date of this Ordinance. Other ordinances, resolutions, policies, and fee schedule provisions are superseded only to the extent of an actual conflict with this Ordinance.

SECTION 10. ADMINISTRATION

The Mayor, Town staff, and other authorized representatives of the Town are authorized to administer and collect the rates, fees, and charges established by this Ordinance consistent with the Apple Valley Municipal Code, adopted Town policies, applicable agreements, and state law. Town staff are further authorized to implement customer billing notices, annual rate notices, rate-setting recordkeeping, and other administrative measures necessary to carry out Sections 10-8-22 and 73-10-32.5 of the Utah Code. Administrative calculation or application of an established rate based upon metered usage does not constitute an amendment to the rate.

SECTION 11. SEVERABILITY

If any section, subsection, sentence, clause, phrase, provision, or portion of this Ordinance or Exhibit A is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions shall remain in full force and effect.

SECTION 12. EFFECTIVE DATE

This Ordinance shall become effective upon adoption and posting, publication, or other action required by Utah law.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this 23rd day of September, 2026.

TOWN OF APPLE VALLEY

Mike Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

VOTING OF THE TOWN COUNCIL

Member	Aye	Nay	Abstain	Absent
Mayor Mike Farrar				
Council Member Kevin Sair				
Council Member Scott Taylor				
Council Member Richard Palmer				
Council Member Lee Fralish				

EXHIBIT A

APPENDIX A - SCHEDULE OF WATER RATES, FEES, AND CHARGES

01.20.000 Appendix A Schedule of Water Rates, Fees, and Charges

The following rates, fees, and charges are established for culinary water service provided by the Town of Apple Valley.

01.20.010 RESIDENTIAL

Residential Standby Fee: \$75.00/month

Residential Base Fee: \$75.00/month

Residential Usage Fees

Gallons Used	Charge / 1,000 Gal	Total
0 - base/standby		\$75.00
0-5,000	\$1.50	Calculated based on usage
5,001-12,000	\$1.50	Calculated based on usage
12,001-25,000	\$1.50	Calculated based on usage
25,001-35,000	\$2.00	Calculated based on usage
35,001-45,000	\$2.50	Calculated based on usage
45,001-55,000	\$3.25	Calculated based on usage
55,001-75,000	\$4.00	Calculated based on usage
75,001-100,000	\$5.00	Calculated based on usage
Over 100,000	\$7.00	Calculated based on usage

Emergency Residential Water Rates

The following emergency residential water rates apply only while the corresponding water conservation stage has been activated by written declaration of the Mayor pursuant to the Town of Apple Valley Water Conservation Plan. The residential base fee and standby fee remain \$75.00 per month. Upon termination of the declaration, the regular residential water rates listed above shall resume.

Stage 3 - Water Crisis

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	\$75.00
0-5,000 gallons	\$1.50
5,001-12,000 gallons	\$1.50

12,001-25,000 gallons	\$2.50
25,001-35,000 gallons	\$3.00
35,001-45,000 gallons	\$3.50
45,001-55,000 gallons	\$4.50
55,001-75,000 gallons	\$6.00
75,001-100,000 gallons	\$7.00
Over 100,000 gallons	\$9.00

Stage 4 - Water Emergency

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	\$75.00
0-5,000 gallons	\$1.50
5,001-12,000 gallons	\$2.50
12,001-25,000 gallons	\$3.50
25,001-35,000 gallons	\$4.00
35,001-45,000 gallons	\$4.50
45,001-55,000 gallons	\$5.50
55,001-75,000 gallons	\$8.00
75,001-100,000 gallons	\$9.00
Over 100,000 gallons	\$11.00

Administration of Emergency Rates

Emergency rates shall apply only during the period identified in the Mayor's written declaration and shall be administered based on the Town's meter-reading and billing cycles. The Town shall provide reasonable notice to affected customers before or as soon as practicable after activation.

Residential Impact Fee (3/4-inch Connection): \$17,788.00

Connection Fee Deposit by Meter Size

Meter Size	Connection Fee Deposit
3/4-inch	\$1,600.00

1-inch	\$1,900.00
1.5-inch	\$2,900.00
2-inch or Larger	Quoted Upon Request

Actual cost of the connection depending on the size of meter required.

At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, one (1) acre-foot of municipal category water rights must be bought-in at \$10,000.00 per connection, or deeded to the Department in lieu of the buy-in.

01.20.020 COMMERCIAL

Meter Size	Monthly Base / Standby Rate
1-inch	\$102.00
1.5-inch	\$141.93
2-inch	\$202.76
3-inch	\$552.51
4-inch	\$1,241.90

Commercial Usage Fees

Gallons Used	Charge per 1,000 Gallons
0-5,000	\$1.50
5,001-12,000	\$1.50
12,001-25,000	\$1.50
25,001-35,000	\$2.00
35,001-45,000	\$2.50
45,001-55,000	\$3.25
55,001-75,000	\$4.00
75,001-100,000	\$5.00
Over 100,000	\$7.00

Commercial Impact Fee

Based on connection diameter as shown below. At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, appropriate acre-feet of municipal category water rights must be bought-in at \$10,000.00 per connection or deeded to the Department in lieu of the buy-in.

Connection Diameter (in)	ERCs	Impact Fee Amount
3/4	1	\$17,788.00
1	3	\$31,623.11
1.5	5	\$71,152.00
2	8	\$126,492.44
3	10	\$284,608.00

Commercial Retail Connection Fee: Actual cost of the connection depending on the size of meter required.

01.20.030 BULK METER

Bulk Meter Usage Fees

\$49.00 meter fee for usage up to five days, with a \$5.00 charge for each additional day the meter is out.

Bulk Water: \$10.00 per 1,000 gallons used.

Bulk Water - Cooke Well: \$5.00 per 1,000 gallons used.

The meter must be read at least every 30 days.

A \$2,000.00 meter deposit is required.

There will be a \$250.00 additional charge for late return (greater than five (5) days and thirty (30) days).

Maximum Billing for Lost or Unreturned Meter. In the event a bulk water meter is lost, not returned, damaged beyond the ability to obtain an accurate reading, or otherwise unavailable for final reading, the Town may retain the full \$2,000.00 deposit and bill the customer for up to 100,000 gallons of water usage, in addition to any damage to Town property and all other applicable fees and charges. If the Town has clear evidence demonstrating actual usage in excess of 100,000 gallons, the Town may bill for the actual estimated usage.

01.20.040 COST OF SERVICES

Service	Fee
Application Processing Fee	\$125.00
Well Permit Fee	\$250.00
Engineering	Actual Cost
Inspections	\$60.00/Hour

Will Serve Letters	\$84.00 Initial Fee (1/2 hour); \$84.00 for Additional Half Hours
Call-Outs	\$60.00 First Hour Minimum / \$80.00 Additional Hours
Equipment	Actual Cost
Late Notice Fee	\$5.00
Service Restoration Fee	\$50.00
Interest Charges	5%/Month

CONTINUING EFFECT

The rates, fees, and charges contained in this Exhibit shall remain in effect until amended or superseded by subsequent legislative action of the Town Council as required by applicable Utah law. Nothing in this Exhibit supersedes additional lawful requirements contained in the Apple Valley Municipal Code, the Town Water Conservation Plan, applicable development or water agreements, or other applicable law.

SECTION 1: **AMENDMENT** “01.20.020 Commercial” of the Apple Valley Water Department is hereby *amended* as follows:

AMENDMENT

01.20.020 Commercial

Commercial 1-inch meter base/standby rate: \$102.00 /month

Commercial 1.5-inch meter base/standby rate: \$141.93 /month

Commercial 2-inch meter base/standby rate: \$202.76 /month

Commercial 3-inch meter base/standby rate: \$552.51 /month

Commercial 4-inch meter base/standby rate: \$1,241.90/month

Commercial Usage Fees: ~~\$1.50 per 1,000 Gallons~~

Gallons Used	Charge/1,000 Gallons	Total
<u>0-base/standby</u>		<u>Commercial 1-inch meter base/standby rate: \$102.00 /month</u>
<u>0-base/standby</u>		<u>Commercial 1.5-inch meter base/standby rate: \$141.93 /month</u>
<u>0-base/standby</u>		<u>Commercial 2-inch meter base/standby rate: \$202.76 /month</u>
<u>0-base/standby</u>		<u>Commercial 3-inch meter base/standby rate: \$552.51 /month</u>
<u>0-base/standby</u>		<u>Commercial 4-inch meter base/standby rate: \$1,241.90/month</u>
<u>0-5,000</u>	<u>\$1.50</u>	<u>Calculated based on usage</u>
<u>5,001-12,000</u>	<u>\$1.50</u>	<u>Calculated based on usage</u>
<u>12,001-25,000</u>	<u>\$1.50</u>	<u>Calculated based on usage</u>

<u>25,001-35,000</u>	<u>\$2.00</u>	<u>Calculated based on usage</u>
<u>35,001-45,000</u>	<u>\$2.50</u>	<u>Calculated based on usage</u>
<u>45,001-55,000</u>	<u>\$3.25</u>	<u>Calculated based on usage</u>
<u>55,001-75,000</u>	<u>\$4.00</u>	<u>Calculated based on usage</u>
<u>75,001-100,000</u>	<u>\$5.00</u>	<u>Calculated based on usage</u>
<u>Over 100,000</u>	<u>\$7.00</u>	<u>Calculated based on usage</u>

Commercial Impact Fee: (Based on connection diameter-see table below. At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, appropriate acre feet of water of municipal category water rights must be bought-in at \$10,000.00 per connection or deeded to the Department in lieu of the buy-in.

Connection Diameter (in)	ERC's	Impact Fee Amount
3/4	1	\$17,788.00
1	3	\$31,623.11
1.5	5	\$71,152.00
2	8	\$126,492.44
3	10	\$284,608.00

Commercial Retail Connection Fee: Actual cost of the connection depending on the size of meter required.



FEE SCHEDULE

(Adopted on August 19, 2026 **Proposal September 23, 2026**)

Administrative Fees

Government Records Access Management Act (GRAMA) Request: To be determined on an individual basis per UCA 63-2-203

Photocopies:	8 1/2 x 11 single or double sided on town paper	\$0.25
	11 x 17 single or double sided on town paper	\$0.50
	Land Use (Zoning Ordinance)	\$22.00
	Subdivision Ordinance	\$9.00
	General Plan	\$8.00
	Standards and Specifications	\$25.00
	Maps 24" x 36"	\$40.00
	Maps 11" x 17"	\$5.00
	Copies on CDs	\$5.00
Paperless Billing Credit:		(\$1.50)
Returned check fee: (Utah Code Title 7 Section 15)		\$25.00
Apple Valley Fire Department Facility:		
	Training Room	\$50.00
	One Bay (Fire Dept Approval)	\$75.00
	Two Bays (Fire Dept Approval)	\$150.00
	Refundable Deposit.	\$100.00

Park Reservation

Parks are a first come, first serve basis only

Pavilion Rental	1/2 Day	\$25
	Full Day	\$50
	Refundable Cleaning Deposit	\$150

Credit Card Processing Fees

Payments over \$200.00 made with a credit or debit card are subject to an additional 3% processing fee. This applies to transactions other than monthly utility charges. There is no fee for payments made with cash or check.

Building Permit – Xpress Bill Pay Fees

Transaction fees apply for credit/debit card and electronic funds transfer (EFT) payments processed through City Inspect and Xpress Bill Pay systems for building permits.

If EFT Return charges occur, they will be billed as pass-through fees, as follows:

Product	Rate Per Transaction
Credit/Debit Card Transactions	3.50% of transaction amount or a minimum of USD \$3.00
EFT Transactions	USD \$2.00



Product	Rate Per Transaction
EFT Returned Item (Invalid Account or Unable to Locate Account)	USD \$7.00
EFT Return (NSF or Account Closed)	USD \$14.00
EFT Return (Stop Payment or Charge Back)	USD \$30.00

Special fees or exceptions to payment may be granted by the Town Council for local non-profit organizations or civic functions specific to Apple Valley depending on scheduling conflicts, etc. Additional fees may be charged if there are special needs; i.e. AV equipment, change in room setup or large groups, function is after hours requiring staff to be available, etc.

General After-The-Fact Fee Policy

Unless a different after-the-fact fee is specifically listed, any permit, license, application, or approval obtained after the activity, construction, business operation, work, installation, or other regulated action has commenced, or after a violation has been identified by the Town, shall be charged at double the applicable fee. This after-the-fact fee is in addition to any other enforcement remedy, inspection fee, professional fee, or actual cost authorized by ordinance, agreement, or law.

Professional Fees

Engineering/Legal/Administrative Fees: **\$Actual Cost**

Business Licenses

Alcohol License	Initial	Renewal
Class A Retail License (Off Premises)	\$300.00	\$300.00
Class B Retail License (On Premises)	\$1000.00	\$500.00
Class C Retail License (Draft)	\$1250.00	\$750.00
Class D Special Events License	\$200.00	N/A
Class D Special Events Permit Application	\$125.00	N/A
Class D Special Events Permit Change Fee	\$25.00	N/A
Class E Arena/Facility License	\$800.00	\$400.00
Class F Brewpub and Microbrewery License	\$300.00	\$150.00
Temporary License	\$200.00	N/A
Government Owned Facility License	\$400.00	\$200.00

Business License

Short Term Rental License:	\$300.00
Fire Inspection Fee:	\$150.00
Code Inspection Fee:	\$150.00
Total:	\$600.00
Commercial:	\$250.00
Cabins, Tiny Homes, RV Park, Lodges, Etc.:	
1 unit	\$300.00
2-5 units	\$500.00



6-10 units	\$800.00
11-20 units	\$1,200.00
21-50 units	\$1,500.00
50+ units	\$2,000.00
Additional Use, Commercial:	\$50.00 each use
Home-Based:	
Non-Impact	\$0.00
Impact	\$150.00
Local Licensed Non-Profit Organizations:	\$0.00
Single Event License:	\$200.00
Dog Kennel License: Non-Commercial:	\$50.00
Fire Inspection Fee	\$150.00
Code Inspection Fee	\$150.00
Business License Late fee:	\$25.00 per month or portion of month
Business License Issued After-The-Fact: Double applicable license fee. For a license category with a \$0.00 fee, the after-the-fact fee shall be \$50.00.	

Special Events Permit

Application Fee (attendance under 100)	\$200/day
Application Fee (attendance 101 - 400)	\$500/day
Application Fee (attendance 401 - 999)	\$800/day
Application Fee (attendance over 999)	\$1,200/day
Drone License Fee:	\$250/day
Drone Violation Fee:	\$1,000 per violation
Non-Asphalt Road Access Fee:	\$250/day
Dust Violation Fee:	\$2,000/day
Sub-License Fee (vendors)	\$25
Event Impact Fee (Public Works, Fire, Police, and Emergency Services)	\$750/day
Encroachment Permit	\$200

Animal Control

Dog License: (1-year license Expires Dec 31)

Spayed/Neutered: \$10.00

Functional: \$20.00

Late fee of 25% after February 15.

Dog License Issued After-The-Fact: Double applicable dog license fee.

Solid Waste

Monthly Fee \$16.16 (As of July 1, 2026)

Storm Drainage

Residential	\$10/month
Commercial	\$35/month

Signs

Free Standing Sign	\$100.00
Monument	\$100.00



Temporary Sign	N/A
Wall Sign	N/A
Sign Review Board	\$100.00
Sign Permit Issued After-The-Fact:	Double applicable sign permit fee.

Zoning

Annexation	\$2,200
Conditional Use Permit (CUP)	\$800
Easement Abandonment	\$800
Encroachment Permit	\$700+ \$10.00 per square foot, \$500.00 non-compliance
General Plan Amendment	\$Acreage fee

Less than 5 Acres: \$3,000
 5 - 9 Acres: \$5,000
 10 - 39 Acres: \$7,000
 40 - 99 Acres: \$15,000
 100 - 199 Acres: \$25,000
 200 – 499 Acres: \$35,000
 500 Acres and Over: \$40,000

Zone Change \$Application Fee + Acreage fee (Per Lot Being Changed)

Commercial & Industrial: \$4,000 plus \$50 per acre for the first 100 acres;
 \$30 per acre for the second 100 acres; \$20 per acre for each acre over 200 acres

Agricultural: \$1,000 plus \$40 per acre for the first 100 acres;
 \$20 per acre for the second 100 acres; \$10 per acre for each acre over 200 acres

Residential: \$2000 plus \$200 per acre for the first 100 acres;
 \$150 per acre for the second 100 acres; \$100 per acre for each acre over 200 acres
 All Other Zones: \$1,000 plus \$40 per acre or portion thereof over one acre

Development Review Fees

(Planning/Zoning/Administrative)	\$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment (Lot Line Adjustments)
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Home Occupation Permit	\$10 Reprint
Lot Split	\$800 per new lot
Non-Compliant Lot Split	\$1,600 per new lot
Boundary Adjustments	\$800 per application
Non-Compliant Boundary Adjustments	\$1,600 per application
Planning Staff Review (PSR)	\$75/Hr (1 Hour Minimum)
Site Plan Review (*SPR)	\$750 + Actual Cost

(* An SPR is used for commercial, industrial, and institutional developments; exceptions are public schools and minor additions to an existing development)

Engineering/Legal/Admin Fees	Actual Cost
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Master Development Agreements (MDAs), water agreements, reimbursement agreements, utility agreements, road agreements, development agreements, or other agreements requiring Town Attorney, Town Engineer, consultant, or administrative review

Initial Deposit / Retainer \$10,000.00 minimum deposit required for Master Development Agreements (MDAs), water agreements, reimbursement agreements, utility agreements, road agreements, development agreements, or other agreements requiring Town Attorney, Town Engineer, consultant, or administrative review. The deposit shall function as a retainer account for project-related review and processing costs.

The Town shall draw from the deposit as costs are incurred. If the deposit balance falls below \$5,000.00, the applicant shall replenish the deposit upon request by the Town before additional processing or review occurs.

Applicants shall reimburse the Town for all actual costs incurred related to the review, drafting, processing, negotiation, administration, inspection, recording, and enforcement of the agreement.

Recoverable costs may include attorney fees, engineering fees, consultant fees, recording fees, administrative processing costs, staff review and coordination costs, mayoral review and coordination time, planning and zoning review time, finance and clerk administrative time, inspection costs, and other direct costs incurred by the Town.

The Mayor, in consultation with Town staff, may require increased deposit amounts, up to \$25,000.00, based upon project complexity, anticipated review costs, or project scope.

Any unused portion of the deposit shall be refunded to the applicant following completion of the project or agreement.

The Town reserves the right to suspend processing of an application or agreement if the applicant fails to maintain sufficient deposit balances.

These fees are intended for cost recovery purposes and not for revenue generation.

Road Dedications **\$750**

Subdivisions and Other Projects

Construction Plan and Review Fee

Application Fee	\$1,500
2 & 3 Lots	\$1,000.00
4-9 Lots	\$300 /lot
10 + Lots	\$500 /lot
Preliminary Plat	\$5,000 + 100/per lot
Final Plat (subdivision, town homes, roads, etc.)	\$3,000 +\$300/per lot

Development Review Fees

(Planning/Zoning/Administrative) **\$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment (Lot Line Adjustments)**



Amendments

Preliminary Plat	\$2,700
Final Plat	\$1,200 + \$10.00 per lot
Public Improvement Inspection Fee	2% of Public Works Improvement Construction Costs

Board of Appeals

Variance Application	\$550.00
Appeal Hearing	\$550.00

Building Permits

Pools/Solar/Other	\$375.00
Building Permit	Based on Valuation (see table below)
State Building Permit Surcharge	1% of Building Permit Fee
Plan Review	Residential: 40% of Permit Fee
Plan Review	Commercial: 65% of Permit Fee

Pre-Payment Requirement

Plan review fees must be paid in full prior to acceptance of a building permit application. Applications will not be accepted or processed until payment is received.

Special Inspection	\$125
Re-Inspection Fee	\$125
Building Permit Issued After-The-Fact	Double Permit Fee

Grading & Grubbing Plan Review	See Table A-33-A of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING
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Grading & Grubbing Permit	See Table A-33-B of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING
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Grading & Grubbing Permit Issued After-The-Fact fee	Double applicable grading and grubbing permit
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TOTAL VALUATION

FEE

*Valuation = Square Feet x
Current ICC Building Valuation*

\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000



\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to 500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,000 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof

Refunds

No refunds will be issued for preliminary or final plat application fees, in accordance with Utah state law.

Where applicant voluntarily withdraws the application other than preliminary and final plat applications, the following refunds will apply:

Application accepted; no further work done	75% of total filing fee
Notification of hearing	50% of total filing fee
Planning Staff Review (PSR) meeting or written comments from department received.	25% of total filing fee
Staff Report completed	No Refund
Public hearing held	No Refund
Staff error resulting in mandatory withdrawal	100% refund

Cemetery

	RESIDENT	NON RESIDENT
LOT FEES		
Full Lot	600	1,500
BURIAL FEES (TO BE PAID BY MORTUARY)		
Weekday	500	700
Weekend	750	950
Holiday	750	950
CEMETERY OPERATION FEE (non-refundable)		
Full Lot	300	300
OTHER SERVICES		
Disinterment	1200	1200

01.20.000 Appendix A Schedule Of Water Rates, Fees, And Charges

<u>01.20.010</u>	<u>Residential</u>
<u>01.20.020</u>	<u>Commercial</u>
<u>01.20.030</u>	<u>Bulk Meter</u>



01.20.040 Cost Of Services

01.20.010 Residential

Residential Standby Fee:

\$75.00/month Residential Base

Fee: \$75.00/month Residential

Usage Fees:

Gallons Used	Charge/1,000 Gal	Total
0-base/standby		\$75.00
0-5,000	\$1.50	Calculated based on usage
5,001-12,000	\$1.50	Calculated based on usage
12,001-25,000	\$1.50	Calculated based on usage
25,001-35,000	\$2.00	Calculated based on usage
35,001-45,000	\$2.50	Calculated based on usage
45,001-55,000	\$3.25	Calculated based on usage
55,001-75,000	\$4.00	Calculated based on usage
75,001-100,000	\$5.00	Calculated based on usage
Over 100,000	\$7.00	Calculated based on usage

Emergency Residential Water Rates

The following emergency residential water rates apply only while the corresponding water conservation stage has been activated by written declaration of the Mayor pursuant to the Town of Apple Valley Water Conservation Plan. The residential base fee and standby fee remain \$75.00 per month. Upon termination of the declaration, the regular residential water rates listed above shall resume.

Stage 3 - Water Crisis

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	\$75.00
0-5,000 gallons	\$1.50
5,001-12,000 gallons	\$1.50
12,001-25,000 gallons	\$2.50



Gallons Used	Charge per 1,000 Gallons
25,001-35,000 gallons	\$3.00
35,001-45,000 gallons	\$3.50
45,001-55,000 gallons	\$4.50
55,001-75,000 gallons	\$6.00
75,001-100,000 gallons	\$7.00
Over 100,000 gallons	\$9.00

Stage 4 - Water Emergency

Gallons Used	Charge per 1,000 Gallons
Base Fee / Standby	\$75.00
0-5,000 gallons	\$1.50
5,001-12,000 gallons	\$2.50
12,001-25,000 gallons	\$3.50
25,001-35,000 gallons	\$4.00
35,001-45,000 gallons	\$4.50
45,001-55,000 gallons	\$5.50
55,001-75,000 gallons	\$8.00
75,001-100,000 gallons	\$9.00
Over 100,000 gallons	\$11.00

Administration of Emergency Rates

Emergency rates shall apply only during the period identified in the Mayor's written declaration and shall be administered based on the Town's meter-reading and billing cycles. The Town shall provide reasonable notice to affected customers before or as soon as practicable after activation.

Residential Impact Fee (3/4 in Connection): \$17,788

Connection Fee Deposit by Meter Size:

3/4-inch Connection Fee: \$1,600

1-inch Connection Fee: \$1,900

1.5-inch Connection Fee: \$2,900

2-inch or Larger Connection Fee: Quoted Upon Request



Actual cost of the connection depending on the size of meter required.

At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, one (1) acre foot of municipal category water rights must be bought-in at \$10,000.00 per connection, or deeded to the Department in lieu of the buy-in.

01.20.020 Commercial

Commercial 1-inch meter base/standby rate: \$102.00/month

Commercial 1.5-inch meter base/standby rate: \$141.93/month

Commercial 2-inch meter base/standby rate: \$202.76/month

Commercial 3-inch meter base/standby rate: \$552.51/month

Commercial 4-inch meter base/standby rate: \$1,241.90/month

Commercial Usage Fees: ~~\$1.50 per 1,000 Gallons~~

Gallons Used	Charge/1000 Gallons	Total
0-base/standby		Commercial 1-inch meter base/standby rate: \$102.00 /month
0-base/standby		Commercial 1.5-inch meter base/standby rate: \$141.93 /month
0-base/standby		Commercial 2-inch meter base/standby rate: \$202.76 /month
0-base/standby		Commercial 3-inch meter base/standby rate: \$552.51 /month
0-base/standby		Commercial 4-inch meter base/standby rate: \$1,241.90/month
0-5,000	\$1.50	Calculated based on usage
5,001-12,000	\$1.50	Calculated based on usage
12,001-25,000	\$1.50	Calculated based on usage
25,001-35,000	\$2.00	Calculated based on usage
35,001-45,000	\$2.50	Calculated based on usage
45,001-55,000	\$3.25	Calculated based on usage
55,001-75,000	\$4.00	Calculated based on usage
75,001-100,000	\$5.00	Calculated based on usage
Over 100,000	\$7.00	Calculated based on usage



Commercial Impact Fee: (Based on connection diameter-see table below. At the Department's discretion and depending on whether the Department owns sufficient municipal water rights to supply the proposed development and existing customers, appropriate acre feet of water of municipal category water rights must be bought-in at \$10,000.00 per connection or deeded to the Department in lieu of the buy-in.

Connection Diameter (in)	ERC's	Impact Fee Amount
3/4	1	\$17,788.00
1	3	\$31,623.11
1.5	5	\$71,152.00
2	8	\$126,492.44
3	10	\$284,608.00

Commercial Retail Connection Fee: Actual cost of the connection depending on the size of meter required.

01.20.030 Bulk Meter

Bulk Meter Usage Fees:

\$49 meter fee for usage up to five days, with a \$5.00 charge for each additional day the meter is out.

Bulk Water: The water usage cost is \$10.00 /1,000 gallons used.

Bulk Water - Cooke Well: The water usage cost is \$5.00/1,000 gallons used.

The meter must be read at least every 30 days.

A \$2000 meter deposit is required.

There will be a \$250 additional charge for late (greater than five (5) days and thirty (30) days.)

Maximum Billing for Lost or Unreturned Meter. In the event a bulk water meter is lost, not returned, damaged beyond the ability to obtain an accurate reading, or otherwise unavailable for final reading, the Town may retain the full \$2,000 deposit and bill the customer for up to 100,000 gallons of water usage, in addition to any damage to Town property and all other applicable fees and charges. If the Town has clear evidence demonstrating actual usage in excess of 100,000 gallons, the Town may bill for the actual estimated usage.



01.20.040 Cost Of Services

COST OF SERVICES

- Application Processing Fee \$125
- Well Permit Fee \$250
- Engineering Actual Cost
- Inspections \$60/Hour
- Will Serve Letters \$84.00 Initial Fee (1/2 hour), \$84.00 for Additional Half Hours
- Call-Outs \$60 First Hour Minimum / \$80 Additional Hours
- Equipment Actual Cost
- Late Notice Fee \$5
- Service Restoration Fee \$50
- Interest Charges 5%/Month

14.02 Impact Fee Enactment

[https://applevalley.municipalcodeonline.com/book?type=ordinances#name=14.02 Impact Fee Enactment](https://applevalley.municipalcodeonline.com/book?type=ordinances#name=14.02%20Impact%20Fee%20Enactment)

14.02.080 Impact Fee Schedules And Formulas

Maximum Supportable Impact Fees. The fee schedules included herein represent the maximum impact fees which the Town may impose on development within the defined Impact Fee Service Area and are based upon general demand characteristics and potential demand that can be created by each class of user. The Town reserves the right under the Impact Fees Act (Utah Code § 11-36-202(2)(c,d)) to assess an adjusted fee to respond to unusual circumstances to ensure that fees are equitably assessed.

This adjustment may result in a higher impact fee if the Town determines that a user would create a greater than normal impact on any of the systems. The Town may also decrease the impact fee if the developer can provide documentation that the proposed impact will be less than what could be expected given the type of user (Utah Code § 11-36-202(3)(a)).

Impact Fee Schedules:

STORMWATER IMPACT FEES. The impact fees for stormwater as set forth in the attached Table 3, shall be paid at the time of application for a building permit for any property located within the drainage boundary.

Table 1 - Storm Water Impact Fee

Zoning	Adopted Impact Fee Per Acre within Drainage Boundary
Residential	\$2,885.79/acre



Commercial	\$2,885.79/acre
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PARKS, TRAILS, AND OPEN SPACE IMPACT FEES. The impact fees for parks, trails and open space as set forth in the attached Table 2, shall be paid at the time of application for a building permit.

Zoning	Adopted Impact Fee Per Household (2.38 Persons)
Residential	\$725
Commercial	None

NON-STANDARD PARK IMPACT FEES: The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a land-use will have upon public facilities. The adjustment for Non-Standard Park Impact Fees could result in a different impact fee if the Town determines that a particular user may create a different impact than what is standard for its land use. The non-standard impact fee is calculated based on the following formula:

Estimated Population per Unit x Estimate of Impact Fee Per Capita (\$305) = Impact Fee per Unit

FIRE AND EMS IMPACT FEES. The impact fees for public safety as set forth in the attached Table 3, shall be paid at the time of application for a building permit.

	Cost per SFE	SFE Conversion	Total Impact Fee per Unit
Residential			
Single Family Dwelling Unit	\$844	1.00	\$844
Multi-Family Dwelling Unit	\$844	0.68	\$571
Non-Residential			
Shopping Center (per 1K SF)	\$11,443	2.81	\$32,117
General Office (per 1K SF)	\$11,443	1.43	\$16,413
Light Industrial (per 1K SF)	\$11,443	0.84	\$9,594

NON-STANDARD FIRE AND EMS IMPACT FEES: The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities. This adjustment could result in a different impact fee if the Town determines that a particular user may create a different impact than what is standard for its land use. To determine the impact fee for a non-standard use, the Town should use the following formula:

Formula for Non-Standard Fire Impact Fees: Residential Fee: SFE Conversion x \$844 = Recommended Impact Fee
Non-Residential Fee: SFE Conversion x \$11,443 = Recommended Impact Fee

TRANSPORTATION IMPACT FEES. The impact fees for transportation as set forth in the attached Table 4, shall be paid at the time of application for a building permit.



LAND USE:	Impact Fee per Unit
Singe Family Residential	\$2,660
Multi-Family Residential	\$1,800
Shopping Center	\$7,466
Light Industrial	\$2,230
Office	\$3,816

NON STANDARD IMPACT FEES: The Town reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the Town's transportation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The Town may adjust the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be different than what is proposed in this analysis.

Formula for Non-Standard Transportation Impact Fees: Total Units x Estimate of PM Peak Hour Trips per Unit x Adjustment Factor x \$2,687 = Impact Fee per Unit



Proposal: Zone Change

Current Zone: OST

Proposed Zone: AG-5

Acres: 5.01

Project location: AV-1354-D-1

Number of Lots: 1

Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

The applicant is proposing to change the zoning from the current OST to a proposed AG-5. The property is located at approximately 421 South Coyote Road (AV-1354-D-1) and is 5.01 acres in size. As stated in the application the purpose for the zone change is to build a single family residence.

The property is currently zoned OST. Surrounding zoning is RE-5 to the north, A-10 to the east, OST to the south and A-5 to the west. The General Plan for this property is Agricultural. The applicant is asking to change the zone from OST to AG-5 which is in line with the General Plan map.

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



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

See Fee Schedule Page 2

Item 3.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Randall and Marilyn Pemberton Trustees		Phone: 435-979-2452	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 421 S Coyote Road		Parcel ID: AV-1354-D-1	
Existing Zone: OST - Open Space Transition		Proposed Zone: A-5 - Agricultural > 5 acres	
For Planned Development Purposes: Acreage in Parcel 5.01		Acreage in Application 5.01	
Reason for the request Comply with zoning ordinances and the construction of a single-family residence.			

Submittal Requirements: The zone change application shall provide the following:

- ☐ A. The name and address of owners in addition to above owner.
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- ☐ F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☐ G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- ☐ H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>Randall Pemberton</i>	Date 5 August 2026
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Official Use Only	Amount Paid: \$ 1200.40	Receipt No:
Date Received: 8/7/2026	Date Application Deemed Complete:	
By: <i>JV</i>	By:	



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

Parcel ID#

AV-1354-D-1

Item 3.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Randall & Marilyn Pemberton Trustees am/are the applicant(s) of the application known as
421 S Coyote Road Apple Valley, UT located on parcel(s)
AV-1354-D-1 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Randall Pemberton

Name

Marilyn Pemberton

Name

Name

Randall Paul Pemberton
Marilyn Pemberton

Applicant/Owner

Applicant/Owner

Applicant/Owner

08/05/2026

Date

08/05/2026

Date

Date

State of Utah)

County of Washington)§

On this 5th day of August, in the year 2026, before me, Spring Johnson a notary public, personally appeared Randall Paul Pemberton and Marilyn Pemberton, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Spring Johnson
(notary signature)

(seal)

Notarized online using audio-video communication technology



Spring Johnson
Notary Public
State of Utah
My Commission Expires
June 30, 2027
Commission Number 731280



August 5, 2026

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Parcel AV-1354-D-1: Randall Pemberton

Ash Creek Special Service District takes no exception to the proposed zone change for Parcel AV-1354-D-1.

Owners understand and agree that a septic agreement with the Ash Creek Special Service District will need to be signed before a home is built on the property. Owners understand and agree that a septic permit will also need to be obtained from Southwest Utah Public Health Department.

After approval, Owners agree to pay all costs associated with construction and installation of the septic system.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District



Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737

August 5, 2026

Randall Pemberton
[REDACTED]

Re: Zone Change

Located: Parcel #'s AV-1354-D-1 & AV-1354-D-2

Dear Randall Pemberton:

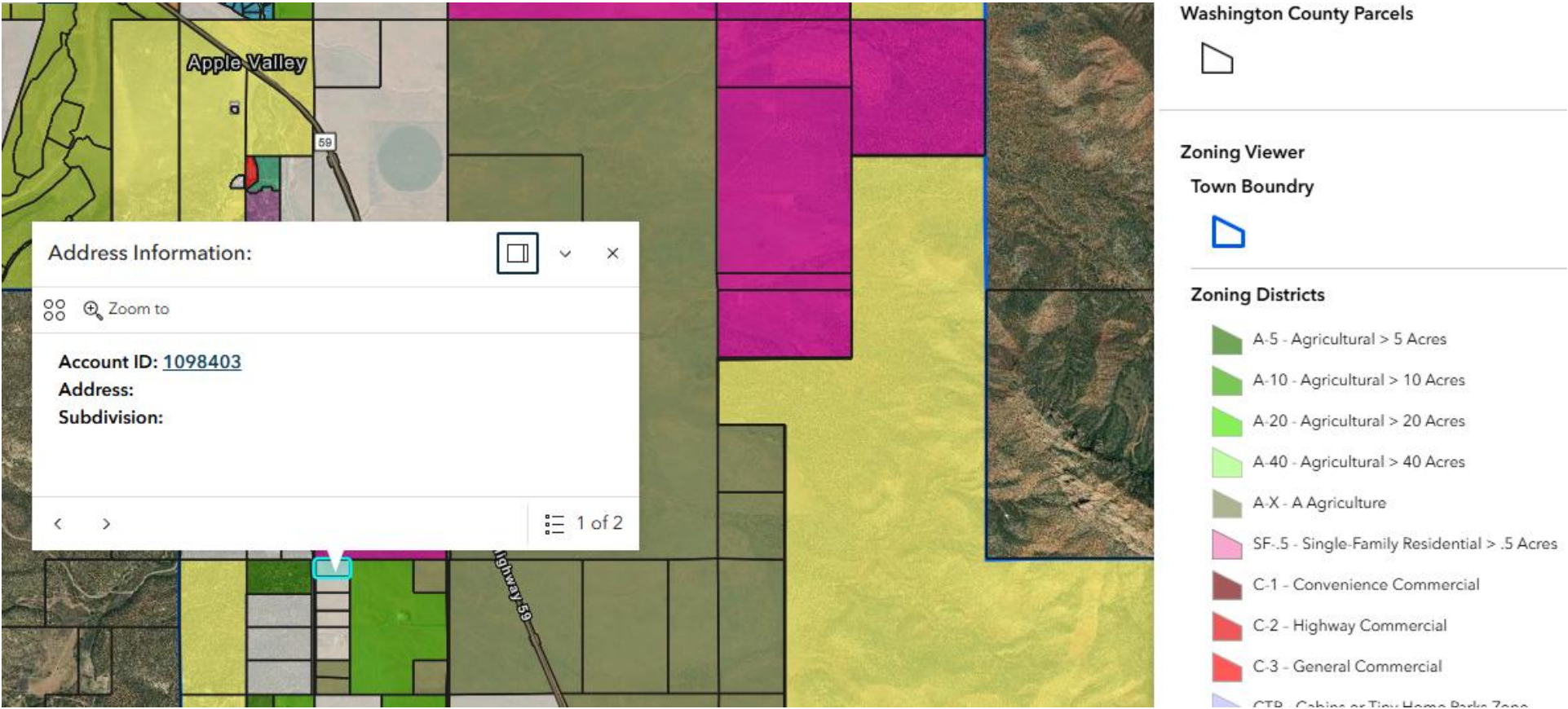
After reviewing the proposed plans for the above-mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications that still need to be submitted and reviewed. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please contact me.

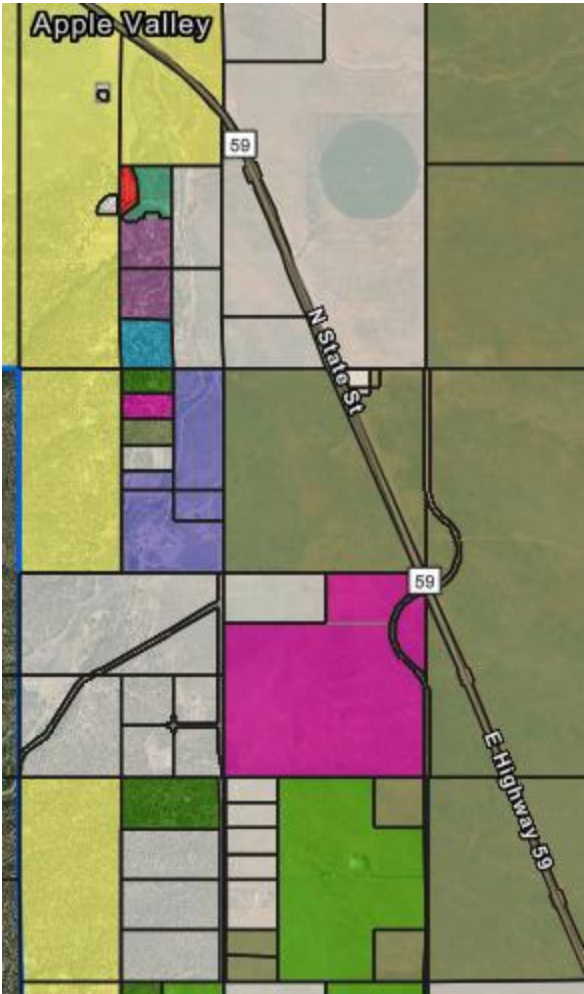
Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

An accurate property map showing the existing and proposed zoning classification:



All abutting properties showing present zoning classifications:



An accurate legal description of the property to be rezoned:

Account 1098403

Location	Owner
Account Number 1098403	Name PEMBERTON RANDALL P TRUSTEES
Parcel Number AV-1354-D-1	
Tax District 45 - Apple Valley Town	
Acres 5.01	
Situs 0, 0	
Legal S: 8 T: 43S R: 11W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°11'55"W, 330.32 FEET; THENCE N88°42'41"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. SUBJ TO & TOG W/ EASEMENT (INST. NO. 20210004355)	
Parent Accounts 0697584	
Parent Parcels AV-1354-D	
Child Accounts	
Child Parcels	
Sibling Accounts	
Sibling Parcels	

**TOWN OF APPLE VALLEY
ORDINANCE O-2026-19**

Item 3.

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1354-D-1 FROM OPEN SPACE TRANSITION ZONE (OST) TO AGRICULTURAL 5 ACRES ZONE (AG-5)

WHEREAS, the Town of Apple Valley ("Town") has petitioned to rezone parcel AV-1354-D-1 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5); and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 9, 2026, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

WHEREAS, the Town Council has reviewed the Planning Commission's recommendation and finds that the proposed zone change serves a rational public interest, creating larger lot sizes, helping preserve the agricultural and historic heritage of Apple Valley; and

WHEREAS, on September 23, 2026 the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:

SECTION I: Zoning Amendment

The zoning designation for parcel AV-1354-D-1 is hereby changed from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5).

SECTION II: Official Zoning Map Update

The Official Zoning Map shall be amended to reflect this zoning change.

SECTION III: Effective Date:

This ordinance shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this 23rd day of September, 2026.

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

VOTE RECORD:	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member _____	_____	_____	_____	_____



Proposal: Zone Change

Current Zone: OST

Proposed Zone: AG-5

Acres: 5.01

Project location: AV-1354-D-2

Number of Lots: 1

Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

The applicant is proposing to change the zoning from the current OST to a proposed AG-5. The property is located at approximately 481 South Coyote Road (AV-1354-D-2) and is 5.01 acres in size. As stated in the application the purpose for the zone change is to build a single family residence.

The property is currently zoned OST. Surrounding zoning is OST to the north with an application under review to change to AG-5, A-10 to the east, OST to the south and A-5 to the west. The General Plan for this property is Agricultural. The applicant is asking to change the zone from OST to AG-5 which is in line with the General Plan map.

This zone change is in line with section 2.3 of the General Plan - Major Land Use Themes - as this proposal would require lots to be 5 acres in size or larger. Furthermore, in section 2.4 - Land Use Goals it is stated as a goal, "Maintain the small-town, rural feel of Apple Valley". It appears this zone change application is in line with the intent of the General as it would create larger lot sizes and help preserve the agricultural and historic heritage of Apple Valley. Access to the property is off of Coyote Road which this property fronts.



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

See Fee Schedule Page 2

Item 4.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner:		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 481 S Coyote Road		Parcel ID: AV-1354-D-2	
Existing Zone: OST - Open Space Transition		Proposed Zone: A-5 - Agricultural > 5 acres	
For Planned Development Purposes: Acreage in Parcel 5.01		Acreage in Application 5.01	
Reason for the request Comply with zoning ordinances and the construction of a single-family residence.			

Submittal Requirements: The zone change application shall provide the following:

- ☐ A. The name and address of owners in addition to above owner.
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- ☐ F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☐ G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- ☐ H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>Randall Pemberton</i>	Date 5 August 2026
---	-----------------------

Official Use Only	Amount Paid: \$ 1200.40	Receipt No:
Date Received: 8/7/2026	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	



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

Parcel ID#

AV-1354-D-1

Item 4.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Randall & Marilyn Pemberton Trustees am/are the applicant(s) of the application known as
481 S Coyote Road Apple Valley, UT located on parcel(s)
AV-1354-D-2 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Randall Pemberton

Name

Marilyn Pemberton

Name

Name

Randall Paul Pemberton

Applicant/Owner

Marilyn Pemberton

Applicant/Owner

Applicant/Owner

08/05/2026

Date

08/05/2026

Date

Date

State of Utah)

County of Washington)§

On this 5th day of August, in the year 2026, before me, Spring Johnson a notary public, personally appeared Randall Paul Pemberton and Marilyn Pemberton, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Spring Johnson
(notary signature)

(seal)

Notarized online using audio-video communication technology



Spring Johnson
Notary Public
State of Utah
My Commission Expires
June 30, 2027
Commission Number 731280



August 5, 2026

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Parcel AV-1354-D-2: Randall Pemberton

Ash Creek Special Service District takes no exception to the proposed zone change for Parcel AV-1354-D-2.

Owners understand and agree that a septic agreement with the Ash Creek Special Service District will need to be signed before a home is built on the property. Owners understand and agree that a septic permit will also need to be obtained from Southwest Utah Public Health Department.

After approval, Owners agree to pay all costs associated with construction and installation of the septic system.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Amber Gillette".

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District



Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737

August 5, 2026

Randall Pemberton
[REDACTED]

Re: Zone Change

Located: Parcel #'s AV-1354-D-1 & AV-1354-D-2

Dear Randall Pemberton:

After reviewing the proposed plans for the above-mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications that still need to be submitted and reviewed. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please contact me.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

Special Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
04/09/2026 03:53:04 PM Fee \$40.00 By BACKMAN
STG

MAIL TAX NOTICE TO
Randall Pemberton

1467 S. 1100 E
Blanding, UT 84511
AV-1354-D-2
Order No. 8-007158

Special Warranty Deed

(Limited Liability Form)

G & R PROPERTY INTERESTS, LLC, a Utah Limited Liability Company, a Utah Limited Liability Company

Of State of UTAH, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it to

Randall P. Pemberton and Marilyn B. Pemberton, as Trustees of the RANDALL AND MARILYN PEMBERTON TRUST, dated July 16, 2025

Of State of UT Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:

SEE ATTACHED LEGAL DESCRIPTION.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

ACCOMMODATION: Backman Title Services makes no representation as to the condition of title and assumes no responsibility for validity, sufficiency or effect of this document on property.

Legal Description Attached to that Special Warranty Deed between **G & R Property Interest, LLC** and **Randall P. Pemberton and Marilyn B. Pemberton, as Trustees of the RANDALL AND MARILYN PEMBERTON TRUST**, dated July 16, 2025

Commencing at the North Quarter Corner of Section 8, Township 43 South, Range 11 West, of the Salt Lake Base and Meridian; thence South 88°42'44" East along the section line, 33.00 feet to a point located on the East Right-of-Way line of 7400 East Street (Coyote Road); thence departing said section line and running South 01°11'55" West, along said Right-of-Way line, 330.31 feet to the point of beginning; thence departing said line and running South 88°42'41" East, 660.00 feet; thence South 01°11'55" West, 330.32 feet; thence North 88°42'37" West, 660 feet to a point located on the East Right-of-Way line of said 7400 East Street (Coyote Road); thence North 01°11'55" East, along said Right-of-Way line, 330.31 feet to the point of beginning.

Subject to and together with a 10.00 foot wide Apple Valey Town Utility Easement along the West property line, adjacent to 7400 East Street (Coyote Road).

Parcel No. AV-1354-D-2

WITNESS, the hand(s) of said Grantor(s), this 3rd of April AD., 2026

G & R PROPERTY INTERESTS, LLC, a Utah
Limited Liability Company

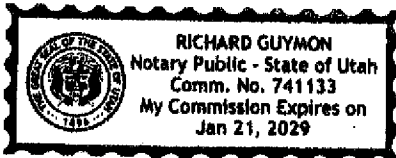
[Signature]
By: Grant Pemberton, Manager

STATE OF Utah)
) SS.
County of Washington)

The foregoing instrument was acknowledged before me this 3rd day of April 2026
By Grant Pemberton
the Manager of G & R PROPERTY INTERESTS, LLC, a Utah Limited Liability Company

[Signature]
Notary Public
My Commission Expires: 1/21/29

Residing at: 123 S River Rd



WITNESS, the hand(s) of said Grantor(s), this 5 of March AD., 2026

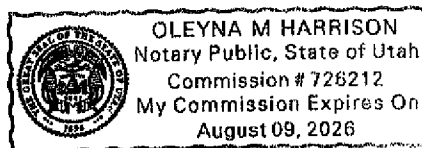
G & R PROPERTY INTERESTS, LLC, a Utah
Limited Liability Company

[Signature]
By: Randall Pemberton, Manager

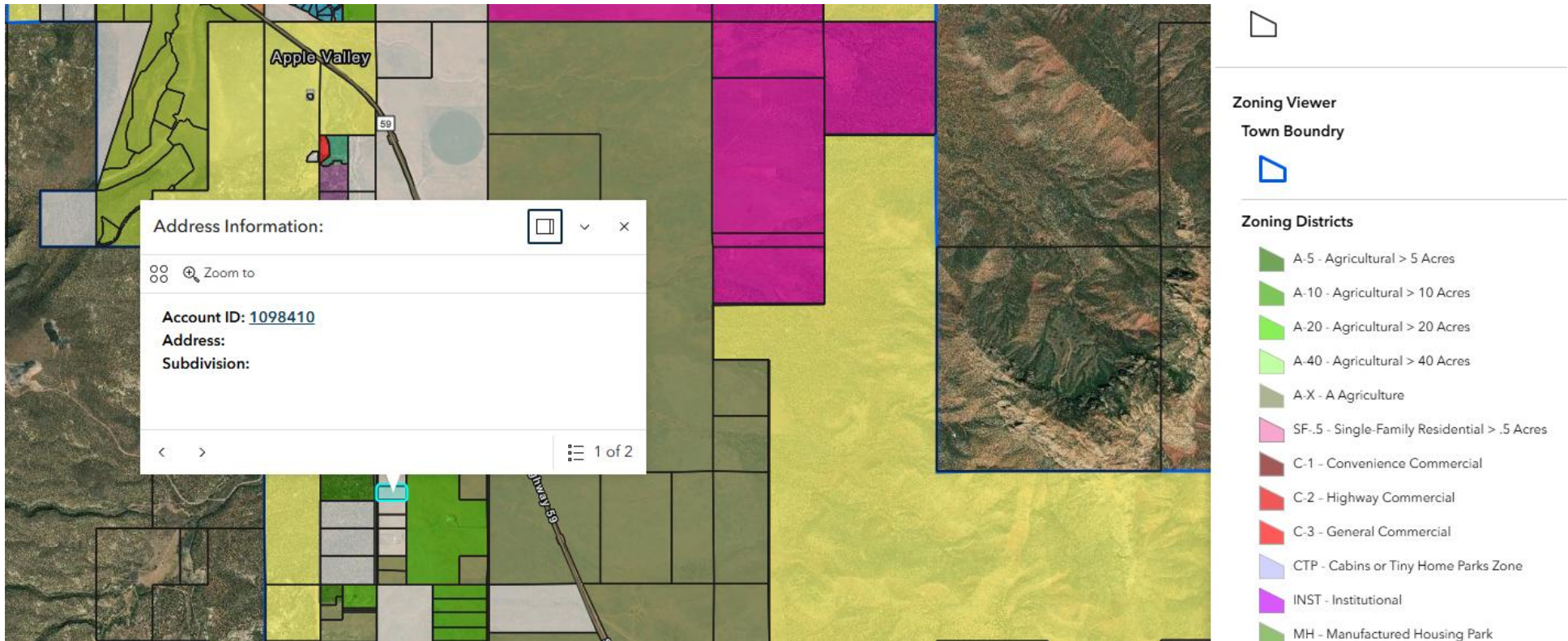
STATE OF Utah)
) SS.
County of San Juan)

The foregoing instrument was acknowledged before me this 5th day of March 2026
By Randall Pemberton
the Manager of G & R PROPERTY INTERESTS, LLC, a Utah Limited Liability Company

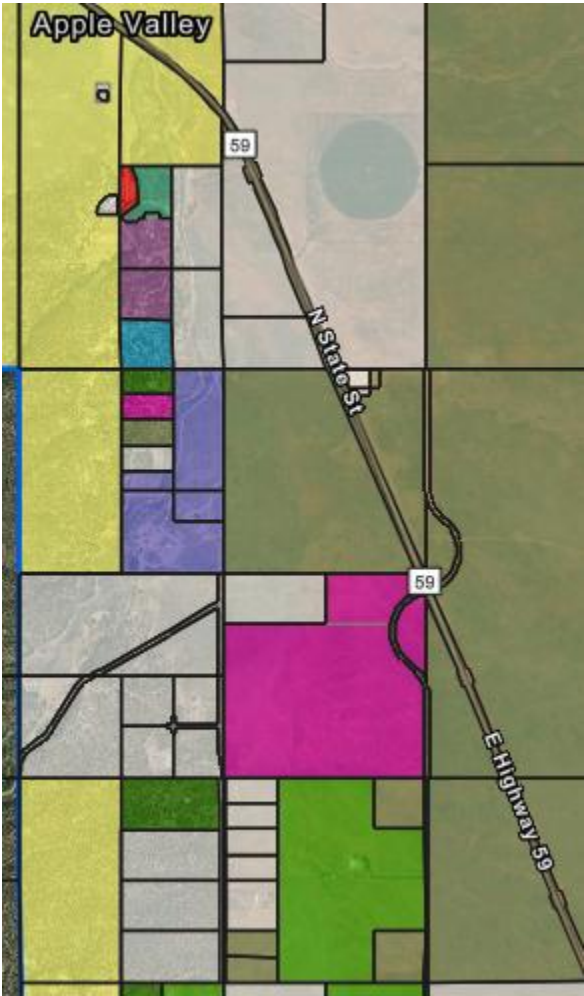
Oleya M. Harrison
Notary Public
My Commission Expires: August 01, 2026 Residing at: San Juan County, Utah



An accurate property map showing the existing and proposed zoning classification:



All abutting properties showing present zoning classifications:



An accurate legal description of the property to be rezoned:

Account 1098410

Location	Owner
Account Number 1098410 Parcel Number AV-1354-D-2 Tax District 45 - Apple Valley Town Acres 5.01 Situs 0, 0 Legal S: 8 T: 43S R: 11W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF- WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'41"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'37"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. SUBJ TO & TOG W/ EASEMENT (INST. NO. 20210004355) Parent Accounts 0697584 Parent Parcels AV-1354-D Child Accounts Child Parcels Sibling Accounts Sibling Parcels	Name PEMBERTON RANDALL P TRUSTEES 1997 G 1100 E

TOWN OF APPLE VALLEY
ORDINANCE O-2026-20

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1354-D-2 FROM OPEN SPACE
TRANSITION ZONE (OST) TO AGRICULTURAL 5 ACRES ZONE (AG-5)

WHEREAS, the Town of Apple Valley (“Town”) has petitioned to rezone parcel AV-1354-D-2 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5); and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 9, 2026, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

WHEREAS, the Town Council has reviewed the Planning Commission’s recommendation and finds that the proposed zone change serves a rational public interest, creating larger lot sizes, helping preserve the agricultural and historic heritage of Apple Valley; and

WHEREAS, on September 23, 2026 the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:

SECTION I: Zoning Amendment
The zoning designation for parcel AV-1354-D-2 is hereby changed from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5).

SECTION II: Official Zoning Map Update
The Official Zoning Map shall be amended to reflect this zoning change.

SECTION III: Effective Date:
This ordinance shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this 23rd day of September, 2026.

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

VOTE RECORD:	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member _____	_____	_____	_____	_____

TOWN OF APPLE VALLEY

RESOLUTION NO. R-2026-33

A RESOLUTION ACKNOWLEDGING A VACANCY ON THE TOWN OF APPLE VALLEY PLANNING COMMISSION AND APPOINTING A REGULAR MEMBER TO FILL THE VACANCY

WHEREAS, the Town of Apple Valley, by Ordinance No. 2004-2-O, established a Planning Commission and provides for the Mayor, with the advice and consent of the Town Council, to appoint regular members of the Planning Commission; and

WHEREAS, Lee Fralish currently serves as a regular member and Vice-Chair of the Town of Apple Valley Planning Commission, with a term expiring January 4, 2028; and

WHEREAS, Lee Fralish was appointed to serve as a member of the Town of Apple Valley Town Council, with the appointment effective September 1, 2026; and

WHEREAS, Lee Fralish's appointment to the Town Council creates a vacancy in Lee Fralish's regular member position on the Planning Commission effective September 1, 2026; and

WHEREAS, pursuant to Apple Valley Municipal Code § 2.14.040, regular members of the Planning Commission serve staggered three-year terms and until their respective successors have been appointed; and

WHEREAS, the Mayor, with the advice and consent of the Town Council, desires to appoint a qualified individual to fill the remainder of the term associated with the vacant regular member position;

NOW, THEREFORE, BE IT RESOLVED by the legislative body of the Town of Apple Valley, Utah, duly convened in a meeting called, noticed, and held on the 23 day of September 2026, as follows:

SECTION 1. PLANNING COMMISSION VACANCY

The Town Council hereby acknowledges that Lee Fralish's position as a regular member of the Town of Apple Valley Planning Commission shall become vacant effective September 1, 2026, as a result of Lee Fralish's appointment to the Town Council.

SECTION 2. APPOINTMENT OF PLANNING COMMISSION MEMBER

Upon nomination by the Mayor, and with the advice and consent of the Town Council, Brooke Paxton is hereby appointed as a regular member of the Town of Apple Valley Planning Commission to fill the position vacated by Lee Fralish.

The appointee shall serve the remainder of the term associated with that position, expiring January 4, 2028, and until a successor has been appointed, in accordance with Apple Valley Municipal Code § 2.14.040.

SECTION 3. EFFECTIVE DATE

This Resolution shall be in full force and effect upon adoption. The Planning Commission vacancy and the appointment made under Section 2 shall be effective September 1, 2026.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this 23 day of September 2026.

TOWN OF APPLE VALLEY

PRESIDING OFFICER

Mike Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Recorder

VOTE:

Council Member	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Planning Commission seat term expiration: January 4, 2028.

TOWN OF APPLE VALLEY

RESOLUTION R-2026-35

APPOINTMENT OF ALTERNATE PLANNING COMMISSION MEMBER

WHEREAS, the Town of Apple Valley by ordinance (Ordinance No. 2004-2-0) established a Planning Commission, which requires the mayor, with the advice and consent of the town council, to appoint alternate members of the Planning Commission; and

WHEREAS, an alternate planning commission member vacancy exists; and

WHEREAS, Mayor Mike Farrar along with the Town Council has nominated Tanya Knudson for the appointment to the Planning Commission as an alternate member.

NOW, THEREFORE, BE IT RESOLVED by the legislative body of the Town of Apple Valley, Utah, duly convened in a meeting called, noticed, and held on the 23 day of September 2026, that:

Tanya Knudson is appointed as alternate member of the Town of Apple Valley Planning Commission whose Term of Office is September 23, 2026 through September 22, 2028;

EFFECTIVE DATE: This Resolution shall be in full force and effect September .

PRESIDING OFFICER

Mike Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member Lee Fralish	_____	_____	_____	_____

**APPLE VALLEY
ORDINANCE O-2026-21**

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

SECTION 1: **AMENDMENT** “10.18.020 Residential Lots; Access” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.18.020 Residential Lots; Access

- A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of eighteen inches (18") or larger as required by Town or Building Official to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.
- B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.
- C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.
- D. Distance between Driveways: No driveway shall be closer than twenty feet (20') to another driveway or be more than twenty feet (20') in width . In no event shall the combined width of such driveways exceed sixty feet (60') or fifty percent (50%) of the entire lot frontage, whichever is less.
- E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

AFTER AMENDMENT

10.18.020 Residential Lots; Access

- A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of

twenty-four ~~eighteen~~ inches (24 ~~18~~") or larger as required by Town or Building Official to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.

- B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.
- C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.
- D. Distance between Driveways: No driveway shall be closer than twenty feet (20') to another driveway or be more than twenty feet (20') in width . In no event shall the combined width of such driveways exceed sixty feet (60') or fifty percent (50%) of the entire lot frontage, whichever is less.
- E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

**APPLE VALLEY
RESOLUTION R-2026-32**

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

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

BEFORE AMENDMENT

Leave

A. ABSENT WITHOUT LEAVE.

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

B. ANNUAL VACATION LEAVE.

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

of annual vacation leave shall accrue at the rate of 4.62 hours per pay period.

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

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

A. BEREAVEMENT LEAVE

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

B. HOLIDAY LEAVE.

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

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

E. SICK LEAVE

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

AFTER AMENDMENT

Leave

A. ABSENT WITHOUT LEAVE.

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

B. ANNUAL VACATION LEAVE.

1. Each permanent, Non-Exempt full-time employee shall receive annual vacation leave. Vacation is earned on forty (40) hour weeks. The rates are as follows:
 - a. For one (1) month to one (1) years of service, forty (40) hours of annual vacation leave shall accrue at the rate of 1.54 hours per pay period.
 - b. From one (1) year to five (5) years of service, eighty (80) hours of annual vacation leave shall accrue at the rate 3.08 hours per pay period.
 - c. From five (5) to (8) years of service, one hundred twenty (120) hours of annual vacation leave shall accrue at the rate of 4.62 hours per pay period.
 - d. For over eight (8) years of service , one hundred sixty (160) hours of annual leave shall accrue at the rate of 6.15 hours per pay period
 - e. Total hours below the required 30 hour minimum for full-time employee's shall use (if available) vacation to bring the hours to the 30 hour minimum requirement. (see Employment Classification requirements)
2. Each permanent, EXEMPT full-time employee shall receive annual vacation leave. Vacation is earned on forty (40) hour weeks. The rates are as follows:
 - a. For one (1) month to one (1) years of service, eighty (80) Hours of annual vacation leave shall accrue at the rate of 3.08 hours per pay period.
 - b. From one (1) year to five (5) years of service, one hundred twenty (120) hours of annual vacation leave shall accrue at the rate of 4.62 hours per pay period.
 - c. For over five (5) years of service, one hundred sixty (160) hours of annual vacation leave shall accrue at the rate of 6.15 hours per pay period.
3. An employee who is separated from employment may be compensated up to ~~80~~120 hours of accrued annual vacation leave. Any other accrued leave hours must be used prior to separation of employment or are forfeited.
4. The end of year maximum carryover for vacation leave is ~~14~~20 hours. Balances may exceed ~~12~~40 hours during the year but on January 1st any accrued vacation above ~~12~~40 hours is forfeited. ~~As a one-time transition provision, employees with more than 120 hours on January 1, 2026 may receive a payout on hours above the 120 hour limit. This is not a long-standing benefit, but available only for the initial transition period from the date this policy passes until March 31st, 2026.~~
5. All annual vacation leave requests should be submitted in advance of the desired time off to the Mayor, or designee. If an excessive (being the number of requests if granted that would render the department or organization ineffective) number of employees request annual vacation leave for the same time period, annual vacation leave shall be granted in order of application (first-come-first-served) at the discretion of the Mayor, or designee.
6. A workday is based on ten (10) hours. .
7. Official annual vacation leave records will be maintained by the payroll clerk using the payroll software. If an employee finds a discrepancy they should immediately contact the payroll clerk and provide them with all relevant documentation to substantiate the claim. ~~and kept current by posting at least annually by the Mayor, or designee.~~
8. Vacation usage will be reported by the employee on their timesheet and approved by their supervisor. Exempt employees will report vacation usage to the payroll clerk via

email or hour certification reporting.

9. Due to the nature and responsibilities of exempt positions, exempt employees may request a payout of up to eighty (80) hours of accrued vacation leave once per calendar year. This benefit is subject to the availability of budgeted funds and is not guaranteed from year to year. The Town shall determine annually whether vacation leave payouts will be offered and may defer, limit, or elect not to provide payouts due to budgetary constraints or other financial considerations.

- a. This cannot be combined with the 120 hour leave payout option available upon termination of employment.
- b. Is available at the employees current standard rate of pay only.
- c. The employee must maintain a minimum balance of forty (40) hours of accrued vacation leave after the payout to ensure adequate leave remains available for future vacation and time away from work.

10.

A. BEREAVEMENT LEAVE

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

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 - Memorial Day.....Last Monday in May
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then the following Monday is the holiday.

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 - a. Sick leave may be utilized exclusively for illness or preventive care appointments for the employee or minor children belonging to the employee. If sick leave is to be used for preventive care the employee shall notify the employer in advance by filling out a time-off request form.
 - b. Any sick leave beyond the 30 hours will come from the employees accrued annual vacation leave.
 - c. Sick leave is not available for pay-out on termination or resignation.
 - d. The employee shall notify their supervisor as soon as possible when sick leave will be utilized.
 - e. Sick leave is not available to increase paid hours above 40 hours per week.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

**APPLE VALLEY
RESOLUTION R-2026-34**

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

SECTION 1: AMENDMENT “01.21.000 Appendix B Acknowledgement Of Water Supply” of the Apple Valley Water Department is hereby *amended* as follows:

BEFORE AMENDMENT

01.21.000 Appendix B Acknowledgement Of Water Supply

APPENDIX B

Big Plains Water SSD 1777 N Meadowlark Dr Apple Valley UT 84737 T: 435.877.1190 | F: 435.877.1192 www.applevalleyut.gov

I/We, _____ am/are the applicant(s) of the application known as _____ located on parcel(s) _____ within the Town of Apple Valley, Washington County, Utah. By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and 2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a preliminary Will Serve letter from the Big Plains Water Special Service Department (“Department”) which verifies the conditions required to provide services to the project, subdivision, or development; and 3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application. Signature(s): _____

_____ Name Applicant/Owner Date _____

Name Applicant/Owner Date _____

_____ Name Applicant/Owner Date State of _____) § County of _____) On this _____ day of _____, in the year 20____, before me, _____ a notary public, 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 (he/she/they) executed the same.

Witness my hand and official seal. _____

(notary signature) (seal)

AFTER AMENDMENT

01.21.000 Appendix B Acknowledgement Of Water Supply

APPENDIX B

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

I/We, _____ am/are the applicant(s) of the application known as _____ located on parcel(s) _____ within the Town of Apple Valley, Washington County, Utah. By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and 2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a preliminary Will Serve letter from the ~~Big Plains Water Special Service Department~~ Town of Apple Valley (~~"Department"~~) which verifies the conditions required to provide services to the project, subdivision, or development; and 3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application. Signature(s):

Name Applicant/Owner Date _____ Name Applicant/Owner Date _____

Name Applicant/Owner Date State of _____) § County of _____
On this _____ day of _____, in the year 20____, before me, _____ a notary public, 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 (he/she/they) executed the same.

Witness my hand and official seal. _____

(notary signature) (seal)

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member Lee Fralish	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley



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

Parcel ID# _____

Item 9.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as
_____ located on parcel(s)
_____ within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

_____ Name	_____ Applicant/Owner	_____ Date
_____ Name	_____ Applicant/Owner	_____ Date
_____ Name	_____ Applicant/Owner	_____ Date

State of _____)
)§
County of _____)

On this _____ day of _____, in the year 20____, before me, _____ a notary public, 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 (he/she/they) executed the same.

Witness my hand and official seal. _____

(notary signature)

(seal)



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 19, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE, PRAYER

The Town Council meeting was called to order by Mayor Farrar 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 disclosed.

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

The Mayor provided an update regarding the Town's aquifer following the recent storms. The Mayor reported that the aquifer level had increased approximately two feet and noted that the Town had otherwise been observing an estimated annual decline of approximately 10 to 15 feet. The Mayor stated that the increase had remained steady for several days and was encouraging, while acknowledging that the source and duration of the increase were uncertain.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments were offered.

PUBLIC HEARING

1. Parity Water Revenue Bonds, Not to Exceed \$4,500,000

The Mayor opened the public hearing to receive input regarding the issuance of Parity Water Revenue Bonds in an amount not to exceed \$4,500,000 and any potential economic impact to the private sector resulting from the engineering and well rehabilitation work to address the emergency drought situation and the acquisition of the assets of Big Plains Water & Sewer Special Service District, including real property and water rights.

The Mayor explained that the financing did not represent a new \$4.5 million loan but primarily completed the transfer of existing Big Plains debt and assets to the Town, together with financing for the Town's emergency water project. The Series 2026 parity water revenue bonds associated with the financing were identified as follows:

Parity Water Revenue Bond, Series 2026A - \$200,000 payable to the Utah Drinking Water Board for the emergency engineering and well rehabilitation project. The bond bears no interest and is repaid in annual installments. During the hearing, the Mayor stated that the emergency loan was provided at zero percent interest for a 30-year term.

Parity Water Revenue Bond, Series 2026B - \$1,488,000 payable to the Utah Drinking Water Board for the acquisition of Big Plains Water & Sewer Special Service District assets and debt. The bond bears no interest, with annual payments beginning in 2027 and continuing through 2044.

Parity Water Revenue Bond, Series 2026C - \$262,000 payable to the Utah Drinking Water Board for the acquisition of Big Plains Water & Sewer Special Service District assets and debt. The bond bears interest at 1.0 percent per year, with annual principal and interest payments beginning in 2027 and continuing through 2048.

Parity Water Revenue Bond, Series 2026D - \$1,990,227 payable to the USDA Rural Utilities Service for the acquisition of Big Plains Water & Sewer Special Service District assets and debt. The bond bears interest at 3.5 percent per year and is repaid through monthly installments over a period not exceeding 29 years.

Parity Water Revenue Bond, Series 2026E - \$256,319 payable to the USDA Rural Utilities Service for the acquisition of Big Plains Water & Sewer Special Service District assets and debt. The bond bears interest at 3.5 percent per year and is repaid through monthly installments over a period not exceeding 29 years.

The Mayor explained that the \$200,000 Series 2026A financing was obtained through the Utah Division of Drinking Water following the Town's declaration of a water emergency and would assist with emergency water system repairs. No public comments were received in person or online, and the public hearing was closed.

2. Resolution No. R-2026-27, Amending the Water Conservation Plan.

The Mayor opened the public hearing regarding Resolution No. R-2026-27, amending the Town's Water Conservation Plan. The Mayor explained that the proposed amendment established stages for water conservation that would be discussed in greater detail during the discussion and action portion of the meeting. No public comments were received, and the public hearing was closed.

3. Resolution No. R-2026-28, Amending Fee Schedule with Emergency Water Rates and Exhibit A.

The Mayor opened the public hearing regarding Resolution No. R-2026-28, amending the Town's Fee Schedule to include emergency water rates in Exhibit A. The Mayor explained that the proposed emergency rates corresponded with the amendments to the Water Conservation Plan. No public comments were received, and the public hearing was closed.

4. Ordinance No. O-2026-18, Revised Procurement Ordinance.

The Mayor opened the public hearing regarding Ordinance No. O-2026-18, Revised Procurement Ordinance. The Mayor explained that the Town's procurement requirements had been reviewed and revised to ensure compliance with applicable requirements. No public comments were received, and the public hearing was closed.

DISCUSSION AND ACTION

5. Special Event Permit for the 2026 Grand Circle Trailfest to be Held on October 2, 2026, at Ruby Rider Ranch and the Wire Mesa Trail, Apple Valley, Utah.

The Council considered a Special Event Permit for the 2026 Grand Circle Trailfest to be held on October 2, 2026, at Ruby Rider Ranch and the Wire Mesa Trail. The Mayor explained that the annual event was expected to have approximately 400 participants and discussed the event schedule, dust-control measures, prior event operations, and applicable Town fees. The Mayor noted that the Town had not experienced problems with the event in the past.

MOTION: Council Member Taylor moved to approve the Special Event Permit for the 2026 Grand Circle Trailfest to be held on October 2, 2026, at Ruby Rider Ranch and the Wire Mesa Trail, Apple Valley, Utah.

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 - Absent

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

6. Resolution No. R-2026-31, Establishing Procedures for Resolving Ties and Filling Midterm Vacancies.

The Council considered Resolution No. R-2026-31, establishing procedures for resolving ties and filling midterm vacancies on the Town Council. The Mayor explained that the resolution established a permanent procedure for interviewing qualified applicants, conducting public votes, and resolving a tie through drawing by lot when necessary.

MOTION: Council Member Taylor moved to approve Resolution No. R-2026-31, Establishing Procedures for Resolving Ties and Filling Midterm Vacancies.

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 - Absent

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

7. Interviews and Appointment to Fill Midterm Vacancy on the Apple Valley Town Council Pursuant to Utah Code § 20A-1-510.

The Council interviewed Brooke Paxton, Lee Fralish, and Tanya Knudson for the midterm vacancy on the Apple Valley Town Council.

Paxton discussed involvement with the Apple Valley community garden and expressed a desire to serve the community. Fralish discussed more than 10 years of service on the Planning Commission and professional experience in corporate development and construction projects. Knudson discussed a professional background in aerospace planning and program management, experience working with engineering, and an interest in managed growth and community service. Knudson also expressed interest in serving on the Planning Commission if not appointed to the Council.

Prior to voting, the appointment procedure established by Resolution No. R-2026-31 was reviewed. Each Council Member was required to state their vote publicly. A candidate receiving three votes would be appointed. If no candidate received three votes, the two candidates receiving the highest number of votes would proceed to a second vote, with the adopted drawing-by-lot procedure used only if necessary to determine the final two candidates.

The Council Members publicly cast their votes as follows:

Council Member Sair - Lee Fralish

Mayor Farrar - Lee Fralish

Council Member Taylor - Lee Fralish

Council Member Palmer - Lee Fralish

Council Member Spendlove - Absent

Lee Fralish received the required majority and was appointed to fill the midterm vacancy on the Apple Valley Town Council. The Mayor thanked all three applicants for their willingness to serve and discussed the opportunity for Paxton and Knudson to be considered for future Planning Commission service. Arrangements would be made for Fralish to take the oath of office before assuming duties in September.

8. Resolution No. R-2026-27, Amending the Water Conservation Plan.

The Council considered Resolution No. R-2026-27, amending the Town's Water Conservation Plan. The Mayor explained that the amended plan established four conservation stages to provide defined levels of response during normal conditions, conservation periods, water crises, and severe water emergencies. The staged approach would allow the Town to communicate applicable conservation measures to residents based on current water conditions.

The Mayor explained that Stage 1 generally represented normal conditions, Stage 2 included increased conservation measures, Stage 3 addressed a water crisis, and Stage 4 addressed a severe water emergency when significant restrictions could be necessary. The Mayor further explained that emergency water rates associated with Stages 3 and 4 were intended for prolonged emergencies rather than short-term events. Because the Water Department's operating expenses continued even when water consumption and associated revenue declined, the proposed rate structure increased rates in the higher usage tiers during prolonged emergencies while leaving the base rate unchanged.

MOTION: Council Member Taylor moved to approve Resolution No. R-2026-27, Amending the Water Conservation Plan.

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 - Absent

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

9. Resolution No. R-2026-28, Amending Fee Schedule with Emergency Water Rates and Exhibit A.

The Council considered Resolution No. R-2026-28 to incorporate the emergency water rates associated with the amended Water Conservation Plan into Exhibit A of the Town's Fee Schedule.

MOTION: Council Member Taylor moved to approve Resolution No. R-2026-28, Amending Fee Schedule with Emergency Water Rates and Exhibit A.

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 - Absent

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

10. Resolution No. R-2026-29, Amend Title 01.20.030 Bulk Meter.

The Council considered Resolution No. R-2026-29 regarding bulk meters. The Mayor explained that the bulk meter deposit had previously been increased from \$1,000 to \$2,000 to reflect the replacement cost of a bulk meter; however, the corresponding provision in Town Code had not been updated. The amendment

corrected the Town Code to reflect the previously approved deposit amount. The Council also discussed provisions addressing lost or stolen meters and unrecorded water usage.

During the discussion, staff asked whether the amended Water Conservation Plan needed to be submitted to the Utah Division of Drinking Water for approval because the plan had previously required Division approval. The Mayor stated that the requirement would be confirmed and that the amended plan could be submitted if required.

MOTION: Council Member Sair moved to approve Resolution No. R-2026-29, Amend Title 01.20.030 Bulk Meter.

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 - Absent

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

11. Ordinance No. O-2026-18, Revised Procurement Ordinance.

The Council considered Ordinance No. O-2026-18, Revised Procurement Ordinance. Staff explained that the Town's procurement provisions had been reviewed to ensure compliance with applicable requirements, including requirements associated with federal grant funding. The revisions incorporated additional procurement procedures, procurement tiers, approval requirements, and provisions that had been omitted during previous revisions.

MOTION: Council Member Sair moved to approve Ordinance No. O-2026-18, Revised Procurement Ordinance.

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 - Absent

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

12. Resolution No. R-2026-30, Adoption of Administrative Procurement Procedures Manual.

The Council considered Resolution No. R-2026-30, adopting the Administrative Procurement Procedures Manual. Staff explained that the manual established internal procedures for administering the Town's procurement requirements. The administrative manual would allow procedures to be updated through Council approval without requiring an ordinance amendment and public hearing each time an administrative procedure needed to be modified.

MOTION: Council Member Sair moved to approve Resolution No. R-2026-30, Adoption of Administrative Procurement Procedures Manual.

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 - Absent
 Council Member Palmer - Aye
 The vote was unanimous and the motion carried.

CONSENT AGENDA

13. Minutes: July 15, 2026 - Town Council Hearing and Meeting.
14. Disbursement Listing for July 2026.
15. Budget Report for Fiscal Year 2027 through July 2026.
16. July 2026 Water Usage Comparison.

The Council reviewed the Consent Agenda. The Mayor highlighted two significant expenditures associated with the recent emergency well repairs: \$36,910 to Cluff Drilling & Pump and \$25,795.94 to Southwest Well Service & Pumps for work associated with the emergency, including the replacement pump and motor. Staff also explained that a larger Utah Local Governments Trust expenditure reflected the consolidation of insurance coverage for the former district and the Town.

MOTION: Council Member Taylor moved to approve the Consent Agenda, Items 13, 14, 15, and 16.

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 - Absent
 Council Member Palmer - Aye
 The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

The Mayor determined that a closed session was not necessary.

ADJOURNMENT

MOTION: Council Member Sair motioned to adjourn.

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 - Absent
 Council Member Palmer - Aye
 The vote was unanimous and the motion carried.

Meeting adjourned at 6:35 PM.

Date Approved: _____

Approved BY: _____
 Mayor | Mike Farrar

Attest BY: _____
 Recorder | Jenna Vizcardo

**Town of Apple Valley
Disbursement Listing
SBSU Operating - 08/01/2026 to 08/31/2026**

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Farrar, CPA	6727	08/03/2026	\$1,275.00			Purchasing
James R Weeks	6728	08/03/2026	\$1,612.50			Purchasing
Revco Leasing	6729	08/03/2026	\$302.51			Purchasing
Tink's Napa Superior Auto Parts	6730	08/03/2026	\$314.51			Purchasing
Google LLC	EFT08032026	08/03/2026	\$372.97			Purchasing
Superior Technical Solutions LLC	EFT08032026	08/03/2026	\$825.50			Purchasing
Chase Paymentech	EFT08042026	08/04/2026	\$445.02			Purchasing
AT&T Mobility	6732	08/05/2026	\$47.04			Purchasing
Buck's Ace Hardware	6733	08/05/2026	\$275.06			Purchasing
Lin's Marketplace	6734	08/05/2026	\$45.48			Purchasing
Scholzen Products	6735	08/05/2026	\$322.61			Purchasing
South Central Communications	6736	08/05/2026	\$546.83			Purchasing
State Bank of Southern Utah	EFT08062026	08/06/2026	\$998.88			Purchasing
Payroll	0807261200	08/07/2026	\$14,061.74			Paycheck
Spencer, Tanaka	6731	08/07/2026	\$462.14			Paycheck
Utah Retirement Systems	EFT08052026	08/07/2026	\$2,412.86			Payroll
Internal Revenue Service	EFT08072026	08/07/2026	\$3,818.83			Payroll
State Bank of Southern Utah	EFT08072026	08/07/2026	\$305.80			Purchasing
State Bank of Southern Utah	EFT08072026	08/07/2026	\$370.13			Purchasing
Cluff Drilling and Pump	6737	08/10/2026	\$10,500.00			Purchasing
Southwest Utah Public Health Dept.	6738	08/11/2026	\$90.00			Purchasing
AT&T and Affiliates	EFT08112026	08/11/2026	\$59.25			Purchasing
HMH Fencing LLC	6739	08/12/2026	\$400.00			Purchasing
Remedy Excavating LLC	6740	08/12/2026	\$900.00			Purchasing
Chase Paymentech	EFT07032026	08/12/2026		08/12/2026	\$12.49	Purchasing
Birch Systems Inc.	6741	08/13/2026	\$2,655.00			Purchasing
Buck's Ace Hardware	6742	08/13/2026	\$204.32			Purchasing
Text My Gov	6743	08/13/2026	\$2,388.00			Purchasing
Washington County Solid Waste	6744	08/13/2026	\$5,984.06			Purchasing
Amazon Capital Services	6745	08/17/2026	\$571.59			Purchasing
Jay Umiya Mart LLC / DBA Korner Mart #	6746	08/17/2026	\$86.71			Purchasing
Jocelyn Communications & Computers	6747	08/17/2026	\$250.00			Purchasing
State Bank of Southern Utah	EFT08172026	08/17/2026	\$25.00			Purchasing
State Bank of Southern Utah	EFT08172026	08/17/2026	\$1,564.44			Purchasing
Sunrise Engineering Inc.	6748	08/18/2026	\$3,750.00			Purchasing
Rocky Mountain Power	EFT08182026	08/18/2026	\$3,822.51			Purchasing
USDA Rural Development	EFT08182026	08/18/2026	\$1,269.00			Purchasing
USDA Rural Development	EFT08182026	08/18/2026	\$9,271.00			Purchasing
Zoom Video Communications Inc.	EFT08182026	08/18/2026	\$16.99			Purchasing
Arizona Strip Landfill Corporation	6750	08/20/2026	\$254.26			Purchasing
Dirt Pro Excavation	6751	08/20/2026	\$1,931.00			Purchasing
Ruesch Reeve Werrett & Jones, PLLC	6752	08/20/2026	\$1,446.00			Purchasing
Payroll	0821261200	08/21/2026		08/21/2026	\$16,017.28	Paycheck
Payroll	0821261200	08/21/2026	\$16,017.28			Paycheck
Spencer, Tanaka	6749	08/21/2026	\$415.02			Paycheck
Utah Retirement Systems	EFT08192026	08/21/2026	\$2,454.61			Payroll
Internal Revenue Service	EFT08212026	08/21/2026	\$3,902.94			Payroll
Target Solutions Learning	6753	08/26/2026	\$1,700.00			Purchasing
Birch Systems Inc.	6754	08/26/2026	\$536.00			Purchasing
Scholzen Products	6755	08/26/2026	\$111.20			Purchasing
Tink's Napa Superior Auto Parts	6756	08/26/2026	\$15.98			Purchasing
Buck's Ace Hardware	6757	08/31/2026	\$66.94			Purchasing
Farrar, CPA	6758	08/31/2026	\$375.00			Purchasing
Remedy Excavating LLC	6759	08/31/2026	\$2,190.00			Purchasing
Scholzen Products	6760	08/31/2026	\$93.50			Purchasing
Shums Coda	6761	08/31/2026	\$4,307.50			Purchasing
Tink's Napa Superior Auto Parts	6762	08/31/2026	\$119.90			Purchasing
JP Cooke Co.	6763	08/31/2026	\$115.82			Purchasing
			\$108,676.23		\$16,029.77	

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2026 to 08/31/2026
16.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General Property Taxes-Current	2,781.04	806.87	3,959.40	195,000.00	2.03%
3130 General Sales and Use Taxes	36,059.63	21,936.57	38,833.30	204,325.00	19.01%
3140 Energy and Communication Taxes	10,324.41	5,048.85	9,684.79	50,000.00	19.37%
3150 RAP Tax	3,372.83	3,854.96	5,700.53	18,000.00	31.67%
3160 Transient Taxes	3,975.95	6,110.39	8,283.01	18,000.00	46.02%
3180 Fuel Tax Refund	451.24	0.00	0.00	1,000.00	0.00%
3190 Highway/Transit Tax	3,482.23	2,008.91	3,719.30	17,100.00	21.75%
Total Taxes	60,447.33	39,766.55	70,180.33	503,425.00	13.94%
Licenses and permits					
3210 Business Licenses	0.00	300.00	300.00	15,000.00	2.00%
3221 Building Permits-Fee	10,561.99	5,738.94	7,001.84	55,000.00	12.73%
3222 Building Permits-Non Surcharge	4,311.03	3,041.10	4,322.13	12,000.00	36.02%
3224 Building Permits Surcharge	14.16	6.76	12.84	100.00	12.84%
3225 Animal Licenses	40.00	20.00	40.00	800.00	5.00%
Total Licenses and permits	14,927.18	9,106.80	11,676.81	82,900.00	14.09%
Intergovernmental revenue					
3356 Class "C" Road Allotment	0.00	0.00	0.00	115,000.00	0.00%
3358 Liquor Control Profits	0.00	0.00	0.00	2,000.00	0.00%
Total Intergovernmental revenue	0.00	0.00	0.00	117,000.00	0.00%
Charges for services					
3230 Special Event Permit	4,050.00	0.00	7,750.00	1,000.00	775.00%
3410 Clerical Services	341.12	27.58	51.58	1,000.00	5.16%
3416 Other Interdepartmental Charges	3,000.00	0.00	0.00	0.00	0.00%
3431 Zoning and Subdivision Fees	33,144.20	34,922.06	35,974.56	40,000.00	89.94%
3440 Solid Waste	11,313.25	6,865.32	13,717.16	58,000.00	23.65%
3440.5 Paperless Bill Credit	(871.50)	(462.00)	(924.00)	(4,000.00)	23.10%
3441 Storm Drainage	8,717.16	4,502.42	8,998.06	49,000.00	18.36%
3461 GRAMA Requests	0.00	0.00	0.00	100.00	0.00%
3470 Park and Recreation Fees	225.00	0.00	0.00	200.00	0.00%
3615 Late Charges/Other Fees	207.95	355.39	695.66	2,000.00	34.78%
Total Charges for services	60,127.18	46,210.77	66,263.02	147,300.00	44.99%
Fines and forfeitures					
3510 Fines	864.78	563.22	2,390.35	16,000.00	14.94%
Total Fines and forfeitures	864.78	563.22	2,390.35	16,000.00	14.94%
Interest					
3610 Interest Earnings	10,085.33	0.00	5,420.60	47,000.00	11.53%
Total Interest	10,085.33	0.00	5,420.60	47,000.00	11.53%
Miscellaneous revenue					
3690 Sundry Revenue	188.41	0.00	429.51	5,000.00	8.59%
3801.1 Impact fees - Fire	2,532.00	0.00	0.00	6,800.00	0.00%
3801.3 Impact fees - Roadways	7,980.00	0.00	0.00	24,600.00	0.00%
3801.6 Impact fees - Storm Water	6,983.62	0.00	0.00	6,000.00	0.00%
3801.7 Impact fees - Parks, Trails, OS	2,175.00	0.00	0.00	6,600.00	0.00%
3801.91 Commercial Impact Fees - Storm Water	0.00	0.00	0.00	5,000.00	0.00%
3801.92 Commercial Impact Fees - Transportation	0.00	0.00	0.00	15,000.00	0.00%
3801.93 Commercial Impact Fees - Fire/EMS	0.00	0.00	0.00	60,000.00	0.00%
Total Miscellaneous revenue	19,859.03	0.00	429.51	129,000.00	0.33%
Total Revenue:	166,310.83	95,647.34	156,360.62	1,042,625.00	15.00%
Expenditures:					
General government					
Council					
4111.110 Council/PC Salaries and Wages	612.50	400.00	1,800.00	13,000.00	13.85%
4111.130 Council/PC Employee benefits	74.37	58.17	220.14	1,000.00	22.01%
4111.136 Council/PC Employee Workers Comp	0.00	0.00	100.68	0.00	0.00%
4111.610 Council Donations and Discretionary Spending	19.93	0.00	0.00	5,000.00	0.00%
Total Council	706.80	458.17	2,120.82	19,000.00	11.16%
Administrative					
4141.110 Admin Salaries and Wages	21,916.38	16,829.51	27,396.72	120,000.00	22.83%
4141.130 Admin Employee Benefits	4,655.06	2,788.19	3,943.72	16,000.00	24.65%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2026 to 08/31/2026
16.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4141.136 Admin Employee Workers Comp	0.00	0.00	65.00	0.00	0.00%
4141.140 Admin Employee Retirement - GASB 68	2,022.94	769.95	1,250.20	8,000.00	15.63%
4141.210 Admin Dues, Subs & Memberships	3,340.38	2,404.99	2,584.24	14,000.00	18.46%
4141.220 Admin Public Notices	0.00	0.00	0.00	100.00	0.00%
4141.230 Admin Training	0.00	0.00	149.00	1,000.00	14.90%
4141.240 Admin Office/Administrative Expense	2,826.95	1,823.98	5,797.42	18,000.00	32.21%
4141.241 Sales Tax Paid (In Error/ Refundable)	0.00	6.01	76.46	0.00	0.00%
4141.250 Admin Equipment Expenses	2,298.32	185.52	1,833.93	13,000.00	14.11%
4141.260 Admin Building & Ground Maintenance	2,982.44	727.25	3,420.96	10,000.00	34.21%
4141.270 Admin Utilities	5,520.56	1,964.77	2,922.99	19,000.00	15.38%
4141.280 Admin Telephone and Internet	971.31	546.83	1,104.52	7,000.00	15.78%
4141.290 Admin Postage	677.00	0.00	0.00	3,700.00	0.00%
4141.320 Admin Engineering Fees	0.00	0.00	0.00	1,000.00	0.00%
4141.330 Admin Legal Fees	66,818.05	1,612.50	1,612.50	100,000.00	1.61%
4141.340 Admin Accounting & Auditing	2,587.50	4,682.50	5,962.74	40,000.00	14.91%
4141.350 Admin Building/Zoning/Planning Fees	13,625.00	(220.00)	1,407.50	40,000.00	3.52%
4141.390 Admin Bank Service Charges	15.00	25.00	25.00	200.00	12.50%
4141.410 Admin Insurance	16,925.68	0.00	6,853.62	16,000.00	42.84%
4141.415 Admin Property Insurance	0.00	0.00	372.85	0.00	0.00%
4141.420 Admin Vehicle Insurance	0.00	0.00	462.21	0.00	0.00%
4141.490 Admin Travel Reimbursements	146.93	0.00	0.00	2,000.00	0.00%
4141.500 Admin Weed Abatement	175.00	0.00	360.00	200.00	180.00%
4170 Elections	0.00	0.00	0.00	1,500.00	0.00%
Total Administrative	147,504.50	34,147.00	67,601.58	430,700.00	15.70%
Total General government	148,211.30	34,605.17	69,722.40	449,700.00	15.50%
Public safety					
Police					
4210.110 Police Salaries & Wages/Contract	3,750.00	0.00	0.00	30,000.00	0.00%
Total Police	3,750.00	0.00	0.00	30,000.00	0.00%
Fire					
4220.110 Fire Salaries & Wages	13,531.85	8,080.74	13,492.90	90,000.00	14.99%
4220.130 Fire Employee Benefits	2,019.45	665.08	1,079.10	14,000.00	7.71%
4220.135 Fire Employee Retirement - GASB 68	2,170.35	1,519.55	2,506.35	12,000.00	20.89%
4220.136 Fire Employee Workers Comp	0.00	0.00	1,197.00	0.00	0.00%
4220.150 Fire Contract Expense	3,528.00	0.00	0.00	6,000.00	0.00%
4220.210 Fire Dues, Subscriptions & Memberships	150.00	0.00	0.00	1,800.00	0.00%
4220.230 Fire Travel, Mileage & Cell	100.00	0.00	0.00	400.00	0.00%
4220.240 Fire Office & Other Expenses	156.13	948.21	995.25	1,500.00	66.35%
4220.250 Fire Equipment Maintenance & Repairs	1,946.41	226.32	229.38	8,000.00	2.87%
4220.260 Fire Rent Expense	3,000.00	0.00	3,104.38	6,000.00	51.74%
4220.360 Fire Training	540.00	0.00	1,728.34	2,100.00	82.30%
4220.415 Fire Property Insurance	0.00	0.00	935.35	0.00	0.00%
4220.420 Fire Vehicle Insurance	0.00	0.00	3,978.06	0.00	0.00%
4220.450 Fire Small Equip/Supplies	5,806.10	0.00	80.99	15,000.00	0.54%
4220.455 EMS Medical Supplies	0.00	0.00	0.00	3,000.00	0.00%
4220.465 Fire Gear	8,523.77	0.00	0.00	10,000.00	0.00%
4220.480 Fire Mitigation MOU Expenditures	0.00	0.00	1,153.76	15,000.00	7.69%
4220.560 Fire Equipment Fuel	451.38	0.00	478.04	3,000.00	15.93%
Total Fire	41,923.44	11,439.90	30,958.90	187,800.00	16.49%
Total Public safety	45,673.44	11,439.90	30,958.90	217,800.00	14.21%
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	422.50	560.00	560.00	500.00	112.00%
4410.130 Road Employee Benefits	32.20	48.27	48.27	0.00	0.00%
4410.275 Road Improvements	0.00	0.00	84.60	0.00	0.00%
4410.450 Road Department Supplies	186.08	65.91	97.41	1,000.00	9.74%
4410.810 Road Principal	0.00	0.00	0.00	37,000.00	0.00%
4410.820 Road Interest	0.00	0.00	0.00	26,275.00	0.00%
4415.110 Public Works Wages and Contract Labor	14,946.50	5,253.50	8,648.50	52,500.00	16.47%
4415.130 Public Works Employee Benefits	1,769.69	777.31	2,390.66	10,000.00	23.91%
4415.136 Public Works Employee Workers Comp	0.00	0.00	599.71	0.00	0.00%
4415.140 Public Works Employee Retirement - GASB 68	2,345.97	653.94	1,053.55	8,000.00	13.17%
4415.415 Public Works Property Insurance	0.00	0.00	25.25	0.00	0.00%
4415.420 Public Works Vehicle Insurance	0.00	0.00	1,006.59	0.00	0.00%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2026 to 08/31/2026
16.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4415.450 Public Works Supplies	103.33	0.00	94.57	8,000.00	1.18%
4415.550 Public Works Equipment Maintenance	1,724.34	135.88	365.38	6,000.00	6.09%
4415.560 Public Works Equipment Fuel	298.39	0.00	499.12	3,000.00	16.64%
4415.610 Public Works Storm Drainage	0.00	4,008.00	8,708.00	0.00	0.00%
4415.615 Storm Drainage Improvements	0.00	0.00	0.00	15,000.00	0.00%
Total Highways	21,829.00	11,502.81	24,181.61	167,275.00	14.46%
Sanitation					
4420.460 Solid Waste Service	5,661.60	127.13	6,238.32	63,000.00	9.90%
Total Sanitation	5,661.60	127.13	6,238.32	63,000.00	9.90%
Total Highways and public improvements	27,490.60	11,629.94	30,419.93	230,275.00	13.21%
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	179.50	0.00	0.00	0.00	0.00%
4540.130 Park/Rec Employee Benefits	13.62	0.00	0.00	0.00	0.00%
4540.250 Park/Rec Department Expenses	0.00	0.00	0.00	300.00	0.00%
4540.460 Park/Rec Community Events Supplies	0.00	80.70	80.70	4,000.00	2.02%
Total Parks	193.12	80.70	80.70	4,300.00	1.88%
Total Parks, recreation, and public property	193.12	80.70	80.70	4,300.00	1.88%
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	31,550.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	66,800.00	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	39,600.00	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	(4,000.00)	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,600.00	0.00%
Total Transfers	0.00	0.00	0.00	140,550.00	0.00%
Total Expenditures:	221,568.46	57,755.71	131,181.93	1,042,625.00	12.58%
Total Change In Net Position	(55,257.63)	37,891.63	25,178.69	0.00	0.00%

Town of Apple Valley
Operational Budget Report
51 Water Operations Fund - 07/01/2026 to 08/31/2026
16.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Income or Expense					
Income from Operations:					
Operating income					
5140 Water sales	101,111.24	47,298.90	101,326.60	570,000.00	17.78%
5150 Water standby fees	7,431.05	3,450.00	6,900.00	35,000.00	19.71%
5310 Connection fees	6,454.83	1,600.00	1,976.00	10,000.00	19.76%
5410 Late penalties and fees	691.04	0.00	0.00	1,000.00	0.00%
5490 Other operating income	10,082.93	0.00	10,000.00	2,250.00	444.44%
Total Operating income	125,771.09	52,348.90	120,202.60	618,250.00	19.44%
Operating expense					
6011 Town Payroll Services	3,000.00	0.00	0.00	0.00	0.00%
6013 Water Salaries and Wages	21,593.17	22,942.74	37,973.22	250,000.00	15.19%
6014 Water Benefits	3,486.24	5,187.55	8,051.09	35,000.00	23.00%
6014.136 Water Benefits Workers Comp	0.00	0.00	1,390.93	0.00	0.00%
6014.5 Water Employee Retirement - GASB 68	1,790.76	2,709.84	4,525.70	21,000.00	21.55%
6024 Training	0.00	0.00	300.00	2,000.00	15.00%
6025 Books/Subscriptions/Memberships	310.00	0.00	0.00	2,500.00	0.00%
6030 Office supplies and expenses	341.32	22.68	63.04	3,000.00	2.10%
6031 Sponsored/ Donated Water	0.00	428.04	895.46	0.00	0.00%
6032 Postage	0.00	0.00	0.00	200.00	0.00%
6035 Bank service charges	10.00	0.00	0.00	100.00	0.00%
6040 Professional service	9,713.75	0.00	0.00	12,000.00	0.00%
6043 Accounting & Audit fees	5.24	0.00	0.00	10,000.00	0.00%
6044 Water test	730.00	90.00	180.00	3,000.00	6.00%
6045 Legal fees	0.00	1,446.00	1,626.00	30,000.00	5.42%
6050 Water System maintenance and repairs	18,259.95	2,318.19	2,318.19	25,000.00	9.27%
6051 Water System equipment	3,085.44	0.00	0.00	5,000.00	0.00%
6052 Well maintenance and repairs	389.60	180.00	180.00	10,000.00	1.80%
6053 Tank maintenance and repairs	0.00	0.00	0.00	11,000.00	0.00%
6054 Hydrant Testing & Maintenance	0.00	0.00	0.00	1,300.00	0.00%
6060 Water Equipment Costs Other than Fuel	3,881.84	0.00	181.37	5,000.00	3.63%
6061 Water Equipment Fuel	332.20	0.00	494.72	3,000.00	16.49%
6067 Utilities	8,060.69	3,406.15	3,406.15	25,000.00	13.62%
6068 Telephone & Internet	117.50	59.25	118.50	800.00	14.81%
6070 Water Dept Insurance	8,271.42	0.00	0.00	12,000.00	0.00%
6070.415 Water Dept Property Insurance	0.00	0.00	7,808.76	0.00	0.00%
6070.420 Water Dept Vehicle Insurance	0.00	0.00	1,089.09	0.00	0.00%
6095 Depreciation expense	26,408.16	13,446.02	26,892.04	165,000.00	16.30%
Total Operating expense	109,787.28	52,236.46	97,494.26	631,900.00	15.43%
Total Income from Operations:	15,983.81	112.44	22,708.34	(13,650.00)	-166.36%
Non-Operating Items:					
Non-operating income					
5515 Bond proceeds	0.00	0.00	0.00	28,473.00	0.00%
5520 Impact fees	35,576.00	0.00	17,788.00	90,000.00	19.76%
5610 Interest income	2,938.48	0.00	839.42	12,000.00	7.00%
5690 Sundry Revenue	0.00	0.00	0.00	500.00	0.00%
Total Non-operating income	38,514.48	0.00	18,627.42	130,973.00	14.22%
Non-operating expense					
6080 Interest expense	13,600.07	6,659.23	13,329.91	83,110.00	16.04%
6081 Impact Fee Net Transfer	0.00	0.00	0.00	5,000.00	0.00%
Total Non-operating expense	13,600.07	6,659.23	13,329.91	88,110.00	15.13%
Total Non-Operating Items:	24,914.41	(6,659.23)	5,297.51	42,863.00	12.36%
Total Income or Expense	40,898.22	(6,546.79)	28,005.85	29,213.00	95.87%

Town of Apple Valley**WATER USAGE ANALYSIS**

	COMPARABLE ACCTS			TOTAL SYSTEM		
	2026/2027	2025/2026	Over/ (Under)	2026/2027	2025/2026	Over/ (Under)
JUL 2026	7,996,240	8,732,980	(736,740)	9,158,470	9,315,050	(156,580)
AUG	5,881,540	6,742,080	(860,540)	6,613,393	6,821,140	(207,747)
SEP			0			0
OCT			0			0
NOV			0			0
DEC			0			0
JAN 2027			0			0
FEB			0			0
MAR			0			0
APR			0			0
MAY			0			0
JUNE			0			0
FY2025 SUBTOTALS	13,877,780	15,475,060	(1,597,280)	15,771,863	16,136,190	(364,327)
	2027/2028	2026/2027	Over/ (Under)	2027/2028	2026/2027	Over/ (Under)
JUL 2027			0			0
AUG			0			0
SEP			0			0
OCT			0			0
NOV			0			0
DEC			0			0
JAN 2028			0			0
FEB			0			0
MAR			0			0
APR			0			0
May			0			0
JUNE			0	8,286,370	7,430,970	855,400
FY2026 SUBTOTALS	0	0	0	8,286,370	7,430,970	855,400

Comparable Accounts: Had usage in both years

Total System: All usage