



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 21, 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, October 21, 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. Proposed Vacation of Portions of Wildcat Road Public Right-of-Way.
2. Proposed Wildcat Road Dedication.
3. Proposed Coyote Crossing Road Dedication, Parcel AV-1-3-5-211.
4. Ordinance O-2026-24, Amend Procurement Procedures Section 7 Multi-Year Contracts.

DISCUSSION AND ACTION

5. Consideration and Appointment of Evaluation Committee for RFP-2026-04.
- [6.](#) Opening and Evaluation of Proposals for RFP-2026-04 – Building Inspection, Plan Review and Planning Services.
7. Closed Meeting, if needed, for Evaluation Committee Deliberations pursuant to Utah Code §52-4-205(1)(m).
8. Consideration of Evaluation Committee Recommendation and Possible Action Regarding RFP-2026-04.
- [9.](#) Ordinance O-2026-23, Zone Change for parcel AV-1365-I from Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10) for applicant: Alex Fledderjohn.
*Planning Commission recommended approval on October 14, 2026.
- [10.](#) Proposed Vacation of Portions of Wildcat Road Public Right-of-Way.
*Planning Commission recommended approval on October 14, 2026.

11. Proposed Wildcat Road Dedication.

*Planning Commission recommended approval on October 14, 2026.

12. Proposed Coyote Crossing Road Dedication, Parcel AV-1-3-5-211.

*Planning Commission recommended approval on October 14, 2026.

13. Ordinance O-2026-24, Amend Procurement Procedures Section 7 Multi-Year Contracts.

14. Resolution R-2026-36, Amend "Holiday Gifts And Bonuses" of the Apple Valley Policies & Procedures.

15. Resolution R-2026-37, Emergency Flood Recovery Spending Authorization

CONSENT AGENDA

The Consent Portion of the Agenda is approved by one (1) non-debatable motion. If any Council Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.

16. Disbursement Listing for September 2026

17. Budget Report for Fiscal Year 2027 through September 2026

18. September 2026 Water Usage Comparison

19. Minutes: September 23, 2026 - Town Council Hearing and Meeting

20. Minutes: September 30, 2026 - Town Council Emergency Meeting

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.



Request for Proposals

Building Inspection Plan Review and Planning Services

Four Year Contract with Optional One Year Renewal

Procurement Information	Town Entry
Solicitation number	RFP-2026-04
Issue date	September 28, 2026
Questions due	October 7, 2026 – 3:00 PM
Proposals due	October 19, 2026 – 3:00 PM
Submission method	Sealed delivery to Town Hall
Procurement contact	Jenna Vizcardo, Town Clerk clerk@applevalleyut.gov 435-877-1190
Town address	1777 North Meadowlark Drive, Apple Valley, Utah 84737

The Town seeks one qualified primary contractor to provide or coordinate building inspection, building plan review, planning and zoning review, fire protection review and inspection, and related as-needed professional services. Award will be based on the proposal determined to provide the best overall value to the Town.

Notice and Invitation

Notice is hereby given that the Town of Apple Valley, Utah (“Town”) is seeking proposals from qualified firms or individuals to provide contract professional services for building inspection, building plan review, planning and zoning review, fire protection review and inspection, and related services.

This Request for Proposal (“RFP”) will assist the Town in selecting an experienced and qualified contractor capable of providing and coordinating the professional services described herein. This RFP is part of a competitive procurement process intended to serve the best interests of the Town and its citizens and provide each Respondent with a fair opportunity for its services to be considered.

The Town intends to select one primary contractor capable of providing or coordinating the complete Scope of Service described in this RFP, including qualified personnel and specialists as necessary.

Services will be provided on an as-needed basis. The Town does not guarantee a minimum volume or dollar amount of work.

Questions or requests for clarification may be directed to the Town Clerk at clerk@applevalleyut.gov.

Procurement Schedule

Milestone	Date or Time
RFP issued	September 28, 2026
Deadline for written questions	October 7, 2026 - 3:00 PM
Final addendum anticipated	October 12, 2026
Proposal submission deadline	October 19, 2026 - 3:00 PM
Public proposal opening	October 21, 2026 - 6:00 PM
Evaluation period or interviews	October 21, 2026
Town Council authorization	October 21, 2026 or subsequent meeting
Agreement effective date	Upon execution

Dates are subject to change by written addendum or other notice permitted by applicable law and Town procurement procedures.

Solicitation Authority and Governing Standards

- Town of Apple Valley Procurement Ordinance No. O-2026-09 and applicable Town procurement procedures.
- Applicable provisions of Utah law governing municipal procurement, professional licensing, building services, land use, records, ethics, and contracting.
- The terms of this RFP, any issued addenda, and the final agreement approved by the Town.

1 Purpose and Contract Structure

1.1 Purpose

The successful Contractor (“Contractor”) shall work cooperatively with the Mayor, Town Clerk, Planning Commission, and other designated Town representatives, as applicable, and shall provide the qualified personnel, professional expertise, availability, and resources necessary to perform the services requested by the Town.

The Contractor shall perform all assigned services in compliance with applicable federal and state law, Utah State Construction Code, Utah State Fire Code, Town ordinances, adopted standards, and other applicable requirements.

1.2 As Needed Services

Services will be provided on an as-needed basis. The Town does not guarantee a minimum volume or dollar amount of work.

1.3 Primary Contractor Responsibility

The primary Contractor shall remain responsible to the Town for coordination, quality, timeliness, and performance of services performed by its employees, consultants, or subcontractors.

2 Scope of Services

2.1 Building Inspection Services

The Contractor shall provide residential and commercial building inspection services, including inspections of footings and foundations; underground plumbing; rough plumbing; electrical and mechanical systems; framing and shear; insulation and energy-code requirements; permanent power; gas-line testing; site erosion control; swimming pools; solar and energy systems; decks and accessory structures; additions and alterations; final inspections; occupancy-related inspections; re-inspections; and other inspections required by applicable codes, ordinances, permits, or Town requirements. The Contractor shall also investigate applicable building-code complaints and provide correction notices, stop-work documentation, or other inspection findings when necessary.

The Contractor shall provide inspections promptly and maintain sufficient staffing and availability to assist the Town in meeting applicable statutory inspection requirements and deadlines.

Inspection results shall be documented and promptly provided to the Town. When violations or corrections are identified, the Contractor shall provide written documentation sufficient to identify the applicable violation, required correction, and supporting code or standard, as appropriate. Upon satisfactory completion of required final inspections, the Contractor shall notify the Town when applicable inspection requirements have been satisfied and a Certificate of Occupancy may be issued. The Town shall be responsible for issuing Certificates of Occupancy.

2.2 Building Plan Review Services

The Contractor shall review residential and commercial building plans for compliance with applicable building, structural, mechanical, electrical, plumbing, accessibility, energy, and fire/life-safety requirements; applicable Town ordinances; required professional stamps and calculations; applicable site-plan requirements; and other requirements within the building plan-review scope. Reviews shall include initial submissions, revisions and resubmittals, with written comments identifying deficiencies, required corrections, and applicable code or ordinance provisions when appropriate.

The Contractor shall complete plan reviews and provide comments, corrections, findings, and recommendations sufficiently timely to assist the Town in meeting applicable statutory review requirements.

2.3 Planning Zoning and Land Use Services

The Contractor shall provide professional review of planning, zoning, development, and land-use applications as requested by the Town, including zone changes, conditional uses, site plans, subdivisions, and other development applications. Services may include review for application completeness and compliance with applicable zoning, lot size, setbacks, easements, use requirements and other Town land-use regulations; review of revisions and resubmittals; written findings and recommendations; zoning inspections when requested by the Town; ordinance interpretation and technical assistance; and coordination with Town staff and other Town professionals.

2.4 Fire Protection Review and Inspection Services

The Contractor shall provide appropriately qualified personnel to perform fire and life-safety plan review and inspection services associated with building and development applications, including review of fire-protection systems and applicable State Fire Code requirements; required fire inspections; written correction comments; and coordination with building plan review, Town staff, and applicable fire authorities.

2.5 Town Administration and Coordination

Town staff will receive and coordinate applications and service requests and will perform applicable municipal administrative functions, including:

- Calculation and collection of applicable fees.
- Issuance of building permits following required approvals.
- Issuance of Certificates of Occupancy following required approvals and completion of applicable inspections.

The Contractor shall provide the technical reviews, inspections, findings, reports, recommendations, and supporting documentation necessary for the Town to perform these functions.

The Contractor shall use the Town's City Inspect building-permit software as the official system for assigned services. The Contractor shall timely enter and maintain inspection results, plan-review comments, correction notices, application and review status, supporting documentation, and other records required by the Town. The Contractor is responsible for ensuring that its assigned personnel are trained and able to use City Inspect effectively. Use of a separate internal system does not replace the requirement to maintain complete and current records in City Inspect.

The Contractor shall maintain effective communication with Town staff regarding application status, inspections, required corrections, review status, applicable deadlines, and other matters requiring Town action.

2.6 Meeting Attendance and Written Reports

Regular attendance at Planning Commission or Town Council meetings will not be required.

The Contractor shall provide written findings, reports, or professional recommendations sufficient for presentation and use by Town staff, the Planning Commission, and Town Council, as applicable.

The Town may request Contractor attendance at a meeting when reasonably necessary due to the complexity or significance of a particular matter. Any rate applicable to requested meeting attendance shall be identified in the Contractor's Fee Schedule.

2.7 Additional As Needed Professional Services

The Contractor shall also have the ability to provide or coordinate appropriately qualified personnel for the following services when requested by the Town:

Engineer/Architect Plan Review

Specialized technical review requiring appropriately licensed engineering or architectural expertise.

Optional Storm Drainage Engineering Review

When specifically requested and authorized in writing by the Town, the Contractor may provide or coordinate

review by an appropriately licensed professional engineer of storm drainage components associated with a development application. Review may include drainage reports, calculations, grading and drainage plans, detention or retention facilities, stormwater conveyance, and related improvements for consistency with applicable Town standards and requirements. This service is optional, is not required for every application, and shall not be performed or billed without prior Town authorization. The review is advisory and does not replace any review, approval, or authority reserved to the Town Engineer, Town staff, Planning Commission, Town Council, or another designated official.

Public Works Inspection

Provide or coordinate qualified personnel for public works inspections and other technical inspections when specifically requested by the Town, including inspection of applicable public improvements associated with development projects. Specialized engineering or architectural review shall be performed by appropriately licensed professionals when required.

Permit Technician Services

When requested by the Town, provide permit-technician or related administrative support associated with the services described in this RFP. Such services may include technical assistance with permit documentation, application tracking, electronic permitting systems, and coordination of review information.

Clerical

Related administrative services when specifically requested by the Town.

2.8 Invoicing

The Contractor shall submit a monthly invoice for services performed no later than the 15th day of the following month.

Invoices shall provide sufficient detail for the Town to identify the services performed, applicable project or application, service date, personnel or service classification, rate, hours or units billed, and any other authorized charge.

3 Required Qualifications

The Respondent shall demonstrate that it possesses the personnel, experience, licensing, certifications, and professional capability necessary to provide the Scope of Service.

Building inspectors shall maintain all licenses and certifications required by the State of Utah and shall perform only those services within the scope of their applicable licenses and professional qualifications.

The proposal shall identify, as applicable:

- Name and proposed role of key personnel.
- Utah professional license number and classification.
- Applicable ICC or other professional certifications.
- Residential and commercial inspection qualifications.
- Relevant professional experience.
- Planning and zoning experience.
- Fire review and inspection qualifications.
- Engineering or architectural qualifications for personnel proposed to perform those services.
- Proposed subcontractors or consultants and their qualifications.

All required licenses and certifications shall be maintained throughout the contract term. The Contractor shall promptly notify the Town of any expiration, restriction, suspension, revocation, or other material change affecting a required professional license or certification.

4 Contract Term

The Town anticipates awarding an initial contract for a period of four (4) years.

Subject to satisfactory performance, continued need, availability and appropriation of funds, applicable law, and required Town approvals, the Town may renew the agreement for one (1) additional one-year period.

The maximum potential contract term, including the optional renewal period, shall be five (5) years.

5 Proposal Content and Organization

All proposals shall include six (6) total proposal sets and must be organized to include the following:

1. Letter of Transmittal

The letter of transmittal should include an introduction of the Respondent and the name, address, telephone number, and email address of the primary contact person and other representatives dealing with the RFP.

2. Executive Summary

The Executive Summary shall briefly describe the Respondent's approach to providing the requested services, highlight the major features of the proposal, and identify any significant limitations, alternatives, or supporting information.

3. Statement of Qualifications

This section shall provide information regarding the Respondent's qualifications, experience, licenses, certifications, and ability to provide the requested services.

The Respondent shall identify the proposed personnel who will perform or oversee the services and provide information regarding relevant municipal building inspection, plan review, planning/zoning, fire review, and related experience.

4. References and Past Performance

Provide references for similar contracts or relevant work experience, including appropriate contact information for governmental entities, organizations, or other clients for whom comparable services have been performed.

5. Approach and Service Delivery

Describe the Respondent's proposed approach to providing services to the Town, including staffing and availability, inspection scheduling and response, plan-review process, communication with Town staff, deadline tracking, quality control, and availability of backup personnel.

The response shall describe the Respondent's experience using City Inspect or its plan and timeframe for training proposed personnel and implementing the Town's required workflow.

6. Additional Information

Any information deemed pertinent to the RFP but not otherwise requested may be included in this section.

7. Exceptions

Respondents shall separately and clearly identify any exceptions to the specifications, requirements, or proposed terms of this RFP.

8. Protected Information

As a governmental entity, the Town is subject to the Government Records Access and Management Act ("GRAMA"), Title 63G, Chapter 2 of the Utah Code. The Town cannot guarantee that information provided in a proposal will not be subject to disclosure under GRAMA.

9. Billing Methodology and Fee Proposal

The Respondent shall include a complete billing methodology and fee proposal in its response. The information must clearly identify all rates and charges that may apply to the requested services, including hourly rates by personnel or service classification and any flat-rate, per-inspection, per-project, percentage-based, minimum, travel, mileage, meeting-attendance, administrative, technology, or other proposed charges.

The Respondent shall identify any service included within another rate or provided without a separate charge and shall explain any conditions that affect billing. The response must also identify every proposed annual rate adjustment or escalation, including its amount, percentage, index, formula, effective date, frequency, and application during the initial contract term or any renewal period. Any fee, rate, reimbursement, or charge not disclosed in the proposal will be subject to the Town's written approval before it may be billed.

6 Submission Instructions

6.1 Submission Deadline and Delivery

Submissions Due: Proposals must be delivered to the Town Clerk no later than 3:00 PM on October 19, 2026, at Town Hall, 1777 N. Meadowlark Dr., Apple Valley, UT 84737.

Proposals received after the stated submission deadline will be handled in accordance with applicable Town procurement procedures.

Submit proposals in a sealed envelope clearly marked "Building Inspection, Plan Review and Planning Services RFP."

6.2 Proposal Opening and Award

Proposal Opening: Proposals shall remain sealed until opened at a public Town Council meeting on October 21, 2026 at 6:00 PM.

Evaluation and Award: Following opening, proposals will be reviewed and evaluated using the criteria identified in this RFP. The Town Council will consider the proposals and any resulting evaluation or recommendation and may award the contract at a subsequent public meeting.

Written notification regarding the outcome of the procurement will be provided following the Town's award decision.

Every effort will be made to administer the proposal process in accordance with the terms and dates stated in this RFP. The Town reserves the right to modify the proposal process or schedule as permitted by applicable law and Town procurement procedures.

7 Evaluation and Selection

Proposals will be evaluated based upon factors including:

- Qualifications, licenses, and certifications.
- Relevant municipal and professional experience.
- Qualifications and experience of proposed personnel.
- Ability to provide and coordinate the requested Scope of Service.
- Understanding of the Town's needs.

- Proposed service approach.
- Staffing, availability, responsiveness, and ability to meet applicable statutory deadlines.
- References and past performance.
- Proposed fees and other charges.
- Overall value to the Town.

Award will not necessarily be made to the Respondent offering the lowest rates. Cost will be considered together with qualifications, experience, service capability, responsiveness, and other evaluation factors.

The Town intends to select the proposal determined to provide the best overall value to the Town.

8 Standard Procurement and Contract Provisions

Right to Reject Proposals and Award Contract

The Town reserves the right to reject any or all proposals, to waive non-substantive deficiencies or immaterial irregularities where legally permitted, and to accept the proposal determined to be in the best interests of the Town.

No contract shall be in effect until all required Town approvals have been obtained and a contract agreement has been properly executed.

The Town reserves the right to eliminate an individual service contained in the proposal when the Town determines that the service is unnecessary, may be provided by the Town or another provider, or may be performed in an alternative manner.

Proposal Costs

All costs incurred in preparing or submitting a proposal are the sole responsibility of the Respondent. The Town shall not be responsible for any costs associated with preparation or submission of a proposal.

Compliance With Applicable Law

The successful Contractor shall comply with all applicable federal, state, and local laws, rules, regulations, codes, ordinances, licensing requirements, and Town policies applicable to the services performed.

Independent Contractor

The successful Contractor shall perform services as an independent contractor and not as an employee of the Town.

Insurance

The successful Contractor shall maintain insurance coverage meeting the Town's applicable requirements throughout the contract term and shall provide evidence of required coverage prior to commencement of services.

Provide liability insurance and name the Town as an additional insured in accordance with the Town's applicable insurance requirements.

Subcontractors

Use of qualified subcontractors or consultants shall not relieve the primary Contractor of responsibility for performance, coordination, quality, timeliness, or compliance with the contract.

Records

The Contractor shall maintain appropriate records and documentation relating to services performed under the contract and provide such records to the Town as required by the contract and applicable law.

No Guaranteed Volume

Services will be requested on an as-needed basis. Nothing in this RFP or resulting contract guarantees the Contractor a minimum amount of work, number of assignments, or dollar value of services.

Contract Funding

The Town's obligations under any resulting agreement shall be subject to the availability and lawful appropriation of funds.

Contract Terms

Final contract terms, including applicable insurance, indemnification, termination, records, confidentiality, assignment, and other contractual requirements, will be incorporated into the agreement between the Town and the successful Respondent.



TOWN OF APPLE VALLEY RFP-2026-04 EVALUATION SCORE SHEET

Building Inspection, Plan Review and Planning Services

Evaluator:		Date:	
Respondent:		Proposal No.:	
Conflict disclosed?	Yes / No	Eligible/Responsive?	Yes / No

Evaluation Instructions

Score each proposal using only the evaluation criteria stated in Section 7 of the RFP. Do not add or substitute evaluation criteria. Provide brief comments supporting the score assigned. Cost information must be handled in accordance with Utah Code § 63G-6a-707(7).

Scoring

Evaluation Criterion	Maximum Points	Score	Evaluator Comments
Qualifications, licenses, and certifications	10		
Relevant municipal and professional experience	15		
Qualifications and experience of proposed personnel	10		
Ability to provide and coordinate the requested Scope of Service	15		
Understanding of the Town's needs	10		
Proposed service approach	10		
Staffing, availability, responsiveness, and ability to meet applicable statutory deadlines	10		
References and past performance	10		
Proposed fees and other charges	5		
Overall value to the Town	5		
TOTAL	100		

Evaluator Certification

I evaluated this proposal using the criteria stated in RFP-2026-04 and, to the best of my knowledge, have no conflict of interest with the Respondent. I did not communicate with the Respondent concerning this procurement outside the official evaluation process.

Evaluator Signature: _____ Date: _____

Notes / Best-Value Considerations:

Cost-access note: Unless the procurement official signs the written waiver permitted by Utah Code § 63G-6a-707(7)(b), evaluation committee members may not know or access proposal cost information until after the committee submits its recommendation based on scores of all non-cost criteria.



Proposal: Zone Change

Current Zone: OST

Proposed Zone: AG-10

Acres: 19.91

Project location: AV-1365-I

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-10. The property is located at the intersection of 1800 East and Red Hawk Rd (AV-1365-I). The parcel is just under 20 acres in size. As stated in the application the purpose for the zone change is to prepare for a lot split

Surrounding zoning is RE-1 to the north and west, Agricultural to the east and RE-5 to the south. The General Plan for this property is Residential Low 5+ Acres. This Zone Change application 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. .

If this Zone Change is approved, development would need to be comply with the AG-10 Municipal Code requirements found in 10.10.020



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 9.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Alex FledderJohn		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: Apple Valley	State: UT	Zip: [REDACTED]	
Agent: (If Applicable) Nicholotte Parker		Phone: ([REDACTED])	
Address/Location of Property: 1775 S 1800 E Apple Valley, Ut		Parcel ID: AV-1365-I	
Existing Zone: OST		Proposed Zone: AG-10	
For Planned Development Purposes: Acreage in Parcel <u>19.91</u> Acreage in Application <u>19.91</u>			
Reason for the request City Requirement requested for lot split			

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>Nicholotte Parker</i>	Date <i>8/24/26</i>
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Official Use Only	Amount Paid: \$ <i>1,796.40</i>	Receipt No: <i>63587</i>
Date Received: <i>8/24/26</i>	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	

AFFIDAVIT
PROPERTY OWNER

Item 9.

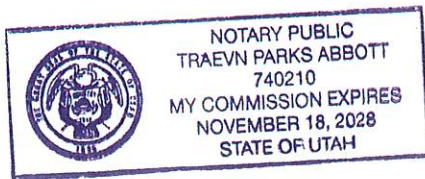
STATE OF UTAH)
)S
COUNTY OF WASHINGTON)

I (We) Alex Fledderjohn, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Alex Fledderjohn
Property Owner

Property Owner

Subscribed and sworn to me this 5th day of August, 2026.



Traevn Parks Abbott
Notary Public

Residing in: 279 W State St. Hurricane
UT 84

My Commission Expires: 11/18/2028

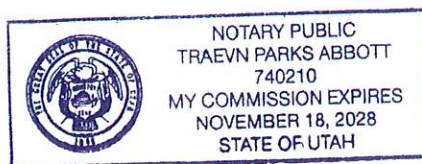
AGENT AUTHORIZATION

I (We), Alex Fledderjohn, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Nicholotte Parker to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Alex Fledderjohn
Property Owner

Property Owner

Subscribed and sworn to me this 5th day of August, 2026.



Traevn Parks Abbott
Notary Public

Residing in: 279 W State St. Hurricane
UT 84

My Commission Expires: 11/18/2028

Town of Apple Valley Planning & Zoning Department Apple Valley, Utah

Re: **Parcel AV1365I – Existing Utility**

To the Town of Apple Valley,

NorthRock Technology is submitting this statement regarding **Parcel AV1365I** in connection with the proposed **rezoning and lot split** currently under review.

Parcel **AV1365I** is fully served by existing **water, power, and sewer utilities**, and no additional utility extensions or infrastructure improvements are required as part of this request. The purpose of the rezoning and lot split is solely to formalize the division of land between the involved property owners.

The landowners have confirmed that **there is no intention to build, develop, or undertake any construction** following approval of the rezoning and lot split. The property will remain in its current condition, and no development activity is planned at this time.

This letter is provided to ensure the Town has clear documentation of the existing utility status and the landowners' intentions moving forward. Please let us know if any additional information or clarification is needed as part of the review process.

Respectfully, **Nicholotte Parker**

NorthRock Technology LLC Hurricane, Utah

DOC # 20190014177

Item 9.

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
04/17/2019 04:18:12 PM Fee \$ 13.00
By FLEDDERJOHN ALEX

Document prepared and
recording requested by:

ALEX FLEDDERJOHN
1775 S 1800 E

APPLE VALLEY, UT 84737

After recording, send document
and future tax statements to:

ALEX FLEDDERJOHN
1775 S 1800 E

APPLE VALLEY, UT 84737

WARRANTY DEED

This WARRANTY DEED, executed on this ____ day of April, 2019, by the grantor,

ALEX FLEDDERJOHN

To the grantee,

ALEX FLEDDERJOHN

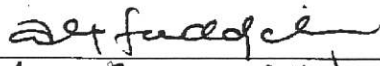
For the sum of Ten Dollars and other valuable considerations hereby CONVEYS AND
WARRANTS the following described tract of land, located in Washington County, Utah.

BEGINNING AT A POINT WHICH LIES SOUTH 89°55'35" EAST 1318.35 FEET ALONG THE
CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP
43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO
THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 89° 55' 35" EAST 655.85
FEET ALONG SAID CENTER SECTION LINE; THENCE SOUTH 0° 02' 20" EAST 1318.83 FEET
TO A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH
89° 55' 12" WEST 659.42 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID
QUARTER QUARTER SECTION; THENCE NORTH 0° 6' 59" EAST 1318.76 FEET ALONG THE
WEST LINE THEREOF TO THE POINT OF BEGINNING.

SUBJECT TO A 50.0 FOOT WIDE ROADWAY AND UTILITY EASEMENT ALONG THE NORTH
AND WEST LINES PER AGREEMENT DATED MARCH 5, 2008, AND A 25.0 FOOT WIDE
ROADWAY AND UTILITY ALONG THE SOUTH, AND A 10.0 FOOT WIDE UTILITY EASEMENT
ALONG THE EAST LINE.

Parcel ID: AV 1365-I

WITNESS the hand of said grantor, signed and sealed the day and year first above written, and in
the presence of:


ALEX FLEDDERJOHN

Signature
Print name
Capacity

STATE OF UTAH, COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 17 day of April, 2019, by:

[Signature] Signature

[Signature] Notary Public

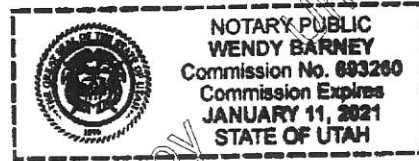
Wendy Barney Print name

Residing at:

Harrison Ave

My commission expires:

1/11/21



Transaction Identification Data for reference only:

Report Number: 239189

Searcher: Jarom Taylor

Searcher Utah License Number: 691339

Searcher Contact: (435) 634-7991 | jarom@sutc.com

**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 75 years"**SCHEDULE A**

1. Effective Date: July 16, 2026 at 7:00AM
2. Report: Report prepared for "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN", a proposed record of survey
3. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
Alex Fledderjohn
4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
See attached Exhibit A-Legal Description

Southern Utah Title Company

By: Joseph McPhie
Authorized Signatory

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For reference only:

Page 1 | Reference Number: 239189 | Underwriter: 'Old Republic National Title Insurance Company' | Ny8yMy8yNi1KS00

EXHIBIT A
Legal Description

PARCEL 1 LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°59'03" EAST 1318.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'03" EAST 656.00 FEET; THENCE SOUTH 00°07'50" EAST 663.13 FEET; THENCE SOUTH 89°59'05" WEST 657.78 FEET; THENCE NORTH 00°01'24" EAST 663.12 FEET TO THE POINT OF BEGINNING.

PARCEL 2 LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°59'03" EAST ALONG CENTER SECTION LINE 1318.66 FEET AND SOUTH 00°01'24" WEST 663.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'05" EAST 657.78 FEET; THENCE SOUTH 00°07'50" EAST 656.07 FEET; THENCE SOUTH 89°59'41" WEST 659.54 FEET; THENCE NORTH 00°01'24" EAST 655.96 FEET TO THE POINT OF BEGINNING.

Proposed "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN"
Tax Serial No. AV-1365-I

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SCHEDULE B**Exceptions**

1. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land, or claiming to be in possession thereof.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
11. Taxes for the current year 2026, which are liens, but not yet due or payable in the following estimated amount(s):
(For the amount due contact the Washington County Treasurer's Office at #435-634-5711)

\$3,293.27 under Tax Serial No. AV-1365-I, Account No. 0390057.

(NOTE: Taxes for the year 2025 are PAID)
12. Less and Excepting therefrom all coal and other mineral rights and rights thereto, as reserved in Patent filed in Book U-8, Page 165, Official Washington County Records. (Affects this and other property)

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American Land Title Association

Subdivision Report

13. The Effect of the Covenants, Conditions and Restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded July 11, 1977, as Entry No. [185195](#), in Book 222 at Page(s) 491 - 504, Official Washington County Records. (Affects this and other property)

The Effect of Certification of Articles of Merger and the Covenants, Conditions and Restrictions, recorded SEPTEMBER 29, 1995, as Entry No. [511348](#), in Book 939, at Pages 769-783, Official Washington County Records.

14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Instrument recorded October 16, 1985, as Entry No. 283078, in Book 390, at Page(s) 907-916, Official Washington County Records. (Affects this and other property)

Resolution No. R-2003-857, A Resolution of the County Commission of Washington County, Utah, Authorizing and Approving the Annexation of Certain Real Property into the Ash Creek Special Service District, recorded June 12, 2003, as Entry No. [824223](#), in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

Resolution No. 2022-3000, A Resolution Annexing the Property Within the Municipal Limits of the Town of Apple Valley into Ash Creek Special Service District, recorded November 30, 2022, as Doc. No. [20220051469](#), Official Washington County Records.

Ash Creek Special Service District Apple Valley Annexation, recorded November 30, 2022, as Doc. No. [20220051468](#), Official Washington County Records.

Resolution No. R-2024-3352, A Resolution Annexing the Property Within the Municipal Limits of the Town of Virgin into Ash Creek Special Service District, recorded December 5, 2024, as Doc No. [20240038611](#), Official Washington County Records.

Ash Creek Special Service District Town of Virgin Annexation, recorded December 5, 2024, as Doc No. [20240038612](#), Official Washington County Records.

15. Excepting therefrom all water and water rights and all oil, gas and mineral rights. Subject to a right of way for ingress and egress over and across the existing roads and subject to easement, restrictions, and items of public record of those enforceable in law and equity, as set forth and reserved on Warranty Deed, recorded November 30, 1993, as Entry No. [450820](#), in Book 775 at Page 813, Official Washington County Records.
16. Liability to Assessments levied by Washington County for the Southeastern Special Service District for fire protection facilities and services, as disclosed by Resolution No. 668, dated November 10, 1997, recorded November 12, 1997, as Entry No. [582401](#), in Book 1149, at Pages 208-212, Official Washington County Records. (Affects this and other property)
17. 50.00 Foot Wide Roadway and Utility Easement as set forth in Warranty Deed, recorded April 17, 2019, as Doc No. [20190014177](#), Official Washington County Records.
18. Deed of Trust, dated May 12, 2010, executed by Prentiss Hammons and Evelyn Hammons, as TRUSTOR, to Guardian Title Insurance Agency of Southern Utah, as TRUSTEE, in favor of Carl Fischer, as BENEFICIARY, to secure the payment of \$288,000.00 and interest, recorded May 12, 2010, as Doc No. [20100015591](#), Official Washington County Records. (Affects this and other property)

NOTE: The Beneficial interest under said Deed of Trust appears to have merged with the Fee Simple Title, if such be the case, then a Deed of Reconveyance must be recorded in Order to evidence the same.

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For reference only:

Page 4 | Reference Number: 239189 | Underwriter: 'Old Republic National Title Insurance Company' | Ny8yMy8yNi1KS00

American Land Title Association**Subdivision Report**

19. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the "FLEDDERJOHN LOT SPLIT", prepared by Mark A. Schraut, and filed as Record of Survey - RS007555-19, Official Washington County Records.
20. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on Proposed "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN".
21. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

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This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.

SECTION 14
T43S --- R 11 W

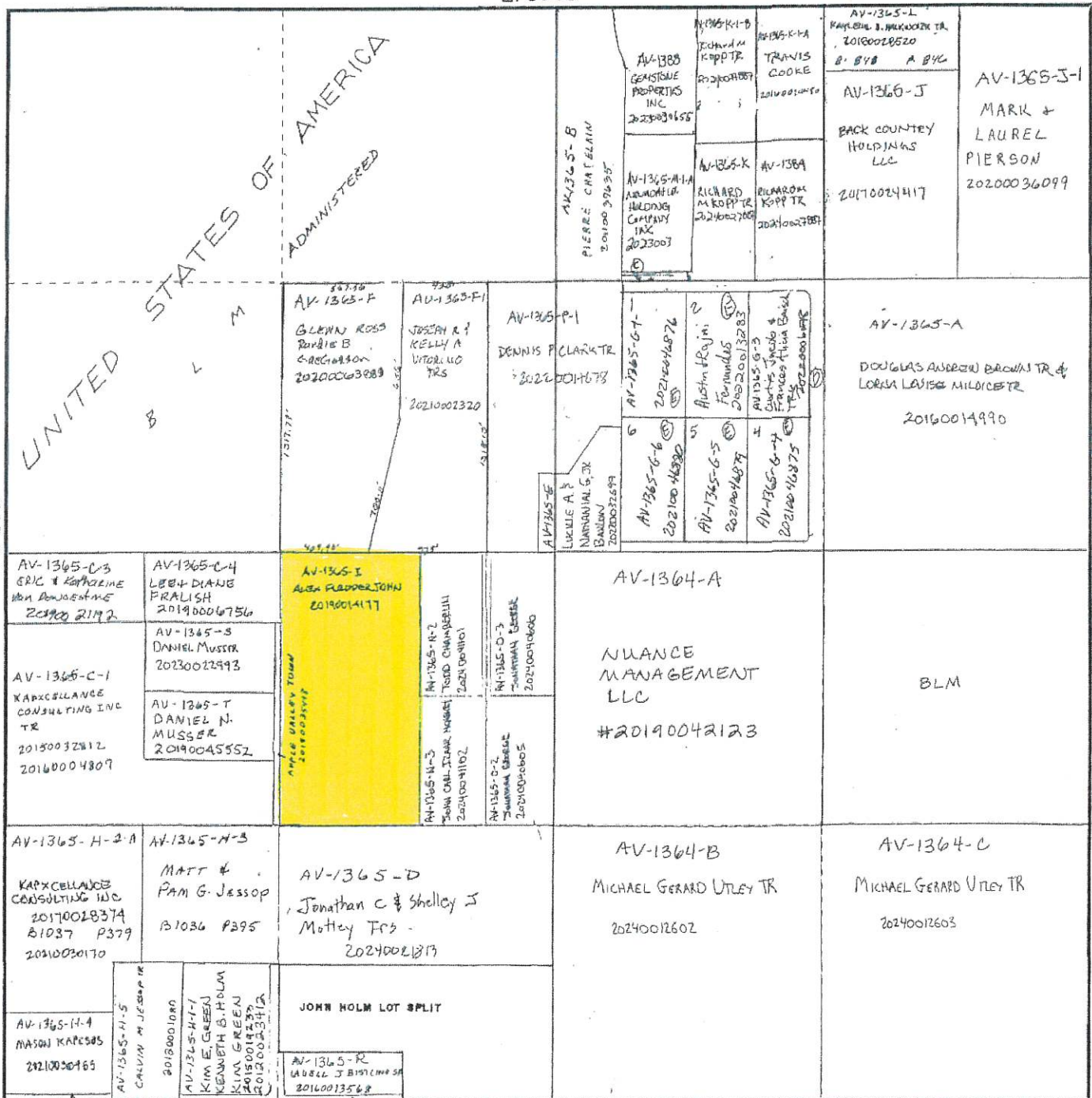
SALT LAKE BASE & MERIDIAN

SCALE: ONE INCH=400 FEET

WASHINGTON COUNTY, UTAH

(A) AV-1365-H GEMSTONE PROPERTIES Inc 20200068416
 (B) AV-1365-Q JOHN MARK HOLM 20200036499
 (C) Apple Valley Town 20170086711
 (D) AV-1365-G KENNETH L & SHERI D.L. THOMPSON 20220000498
 EET (E) Austin + Rajni Fernandes 20220013083

↑ SEE SEC. 11
E. 80.00



This plot is furnished for information only.
No liability is assumed by Assessor's or

**TOWN OF APPLE VALLEY
ORDINANCE O-2026-23**

Item 9.

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1365-I FROM OPEN SPACE TRANSITION ZONE (OST) TO AGRICULTURAL 10 ACRES ZONE (AG-10)

WHEREAS, the Town of Apple Valley ("Town") has petitioned to rezone parcel AV-1365-I from Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10); and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 14, 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 October 21, 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-1365-I is hereby changed from Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10).

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 21st day of October, 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 Lee Fralish	_____	_____	_____	_____



TOWN OF APPLE VALLEY STAFF REPORT

Wildcat Road Vacation and Replacement Road Dedication

Meetings	Planning Commission - October 14, 2026 Town Council - October 21, 2026
Subject	Vacation of portions of existing Wildcat Road and dedication of replacement Wildcat Road
Prepared for	Planning Commission and Town Council
Prepared by	Town Staff

PURPOSE

To consider two related actions for the Wildcat Road realignment project: (1) vacation of portions of the existing Wildcat Road public right-of-way and (2) dedication of replacement Wildcat Road right-of-way. The Planning Commission will receive public comment and may make recommendations to the Town Council. The Town Council will hold the required public hearing on the road vacation and may take final action on the vacation and dedication.

BACKGROUND

The project is intended to establish a replacement Wildcat Road alignment while vacating portions of the existing public right-of-way. Sunrise Engineering prepared the vacation plat, replacement road dedication plat, legal descriptions, proposed vacation ordinance, and related conveyance documents.

PROPOSAL

- Road Vacation: Four vacation parcels totaling approximately 2.28 acres, as shown on the Wildcat Road Vacation Plat.
- Replacement Road Dedication: Approximately 2.71 acres on a portion of Parcel AV-1366-A-1, as shown on the Wildcat Road Dedication Plat.

APPLICABLE PROCESS

Utah Code §10-20-208 requires the legislative body to hold a public hearing on a petition to vacate a public street and to provide the required notice at least 10 days before the hearing. The Town Council is the legislative body for this purpose. The Planning Commission hearing and recommendation are additional Town review steps.

Utah Code §10-20-810 provides that a dedication plat signed, dedicated, and acknowledged by each owner of record and approved under the applicable procedures operates, when recorded, as a dedication of the public street or public place shown on the plat.

PLANNING COMMISSION - OCTOBER 14, 2026

The Planning Commission should consider the vacation and replacement dedication as separate actions after the corresponding public hearings. The Commission may forward recommendations to the Town Council.

Possible Motion - Vacation: I move to recommend approval of the proposed vacation of portions of the existing Wildcat Road public right-of-way, as shown on the Wildcat Road Vacation Plat, to the Town Council.

Possible Motion - Dedication: I move to recommend approval of the proposed Wildcat Road dedication, shown on the Wildcat Road Dedication Plat, to the Town Council.

TOWN COUNCIL - OCTOBER 21, 2026

For the road vacation, the Council should receive public comment and consider the statutory findings required for approval, including whether good cause exists and whether the public interest or any person will be materially injured by the vacation. The vacation and replacement dedication should be acted on separately.

Possible Motion - Vacation: I move to approve Ordinance No. O-2026-25 vacating the portions of Wildcat Road described in the ordinance and vacation plat, based on the Council's findings stated on the record.

Possible Motion - Dedication: I move to approve and accept the Wildcat Road dedication as shown on the dedication plat, subject to completion and recording of the final documents.

PACKET DOCUMENTS

- Wildcat Road Vacation Plat and legal descriptions
- Proposed Wildcat Road Vacation Ordinance
- Wildcat Road Dedication Plat and legal description
- Related conveyance documents, as applicable for Town Council review

When recorded return to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

**TOWN OF APPLE VALLEY
 ORDINANCE O-2026-25**

**AN ORDINANCE OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,
 APPROVING THE ABANDONMENT AND VACATION OF PORTIONS OF
 WILDCAT ROAD PUBLIC RIGHT-OF-WAY**

WHEREAS, Utah Code Sections 72-5-105 and 10-20-813 grant the Town authority to abandon and vacate public highways, streets, and roads; and

WHEREAS, the Town has determined that certain portions of the Wildcat Road public right-of-way, as more particularly described in the attached legal descriptions and depicted on the attached exhibits, are no longer necessary for public roadway purposes; and

WHEREAS, the portions of Wildcat Road proposed for vacation are identified as Vacation Parcels 1 through 4, containing approximately 2.28 acres in total; and

WHEREAS, the portions of public right-of-way proposed for vacation are located within Section 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian, within Apple Valley Town, Washington County, Utah; and

WHEREAS, the Town has provided notice and conducted a public hearing regarding the proposed vacation as required by applicable law; and

WHEREAS, there are no public utilities located within the portions of Wildcat Road proposed for vacation; and

WHEREAS, the Town Council finds that the property proposed for abandonment is surplus property, that good cause exists for the vacation, and that neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, the Town Council has reviewed the legal descriptions and exhibits identifying the portions of Wildcat Road proposed for vacation and finds that the proposed vacation is appropriate and in the best interests of the Town; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Town Council of Apple Valley, Utah, that the portions of Wildcat Road public right-of-way described as Vacation Parcels 1, 2, 3, and 4 in the attached legal descriptions and depicted on the attached exhibits are hereby abandoned and vacated.

BE IT HEREBY ORDAINED FURTHER by the Town Council of Apple Valley, Utah, that the portions of Wildcat Road described herein shall cease to constitute public right-of-way upon the effective date of this Ordinance and shall be disposed of and incorporated into the adjacent properties in accordance with applicable law and the attached legal descriptions.

BE IT HEREBY ORDAINED FURTHER that the vacation of the portions of Wildcat Road described herein shall not affect any rights or interests in property outside of the areas specifically described in the attached legal descriptions.

BE IT HEREBY ORDAINED FURTHER that this Ordinance shall become effective upon its passage, approval, and publication or posting as required by law.

DATED this _____ day of _____, 2026.

TOWN OF APPLE VALLEY, UTAH

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 – Lee Fralish				

EXHIBIT A**WILDCAT ROAD VACATION – PARCEL 1**

BEGINNING AT A POINT WHICH IS LOCATED EAST 1298.72 FEET AND SOUTH 1342.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF TAX PARCEL AV-1366-A-1; AND RUNNING THENCE SOUTH 00°56'01" WEST ALONG THE WEST LINE OF TAX PARCEL AV-1366-A-1, 1320.82 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'50" WEST ALONG THE SOUTH LINE OF SECTION 15, 25.00 FEET; THENCE NORTH 00°56'01" EAST ALONG THE EAST LINE OF TAX PARCELS AV-1366-A-21 AND AV-1366-A-20, 1320.82 FEET; THENCE SOUTH 89°04'36" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

EXHIBIT B**WILDCAT ROAD VACATION – PARCEL 2**

BEGINNING AT A POINT WHICH IS LOCATED WEST 41.88 FEET AND SOUTH 2616.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1366-A-21; AND RUNNING THENCE SOUTH 89°04'39" EAST ALONG THE SOUTH LINE OF TAX PARCEL AV-1366-A-21, 1244.67 FEET TO A POINT OF CURVATURE; THENCE 78.52 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°55'32" EAST 70.70 FEET; THENCE SOUTH 00°55'58" WEST 75.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1294.65 FEET; THENCE NORTH 00°54'37" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

EXHIBIT C**WILDCAT ROAD VACATION – PARCEL 3**

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 481.32 FEET; THENCE SOUTH 00°54'37" WEST 25.00 FEET TO A POINT OF THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST ALONG THE SOUTH LINE OF SECTION 15, 481.32 FEET; THENCE NORTH 00°55'39" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES, MORE OR LESS.

EXHIBIT D**WILDCAT ROAD VACATION – PARCEL 4**

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF TAX PARCEL AV-1369-B-3; AND RUNNING THENCE SOUTH 00°55'39" WEST 25.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST 841.14 FEET ALONG THE SOUTH LINE OF SECTION 15; THENCE NORTH 00°56'41" EAST 25.00 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 841.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES, MORE OR LESS.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1366-A-1

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Michael and Karale Farrar Family Trust dated September 27, 2019, Michael Lee Farrar and Karale Robyn Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 1:

BEGINNING AT A POINT WHICH IS LOCATED EAST 1298.72 FEET AND SOUTH 1342.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF TAX PARCEL AV-1366-A-1; AND RUNNING THENCE SOUTH 00°56'01" WEST ALONG THE WEST LINE OF TAX PARCEL AV-1366-A-1, 1320.82 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'50" WEST ALONG THE SOUTH LINE OF SECTION 15, 25.00 FEET; THENCE NORTH 00°56'01" EAST ALONG THE EAST LINE OF TAX PARCELS AV-1366-A-21 AND AV-1366-A-20, 1320.82 FEET; THENCE SOUTH 89°04'36" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
E
A
L

Notary Public

My Commission Expires: _____ Residing at _____.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1369-B-4

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Michael and Karale Farrar Family Trust dated September 27, 2019, Michael Lee Farrar and Karale Robyn Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 3:

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 481.32 FEET; THENCE SOUTH 00°54'37" WEST 25.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST ALONG THE SOUTH LINE OF SECTION 15, 481.32 FEET; THENCE NORTH 00°55'39" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20 ____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
E
A
L

Notary Public

My Commission Expires: _____ Residing at _____.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1366-A-21

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Jerry Lee and Shirlin Farrar 2008 Trust, dated March 28, 2008, Jerry Lee Farrar and Shirlin Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 2:

BEGINNING AT A POINT WHICH IS LOCATED WEST 41.88 FEET AND SOUTH 2616.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1366-A-21; AND RUNNING THENCE SOUTH 89°04'39" EAST ALONG THE SOUTH LINE OF TAX PARCEL AV-1366-A-21, 1244.67 FEET TO A POINT OF CURVATURE; THENCE 78.52 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°55'32" EAST 70.70 FEET; THENCE SOUTH 00°55'58" WEST 75.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1294.65 FEET; THENCE NORTH 00°54'37" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
E
A
L

Notary Public

My Commission Expires: _____ Residing at _____.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1369-B-3

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Michael and Karale Farrar Family Trust dated September 27, 2019, Michael Lee Farrar and Karale Robyn Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 4:

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF TAX PARCEL AV-1369-B-3; AND RUNNING THENCE SOUTH 00°55'39" WEST 25.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST 841.14 FEET ALONG THE SOUTH LINE OF SECTION 15; THENCE NORTH 00°56'41" EAST 25.00 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 841.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
E
A
L

Notary Public

My Commission Expires: _____ Residing at _____.



**TOWN OF APPLE VALLEY
NOTICE OF PUBLIC HEARINGS
WILDCAT ROAD VACATION AND ROAD DEDICATION**

Notice is hereby given that the Town of Apple Valley will hold public hearings regarding the proposed vacation of portions of the existing Wildcat Road public right-of-way located generally along the south and west sides of Parcels AV-1369-B-3, AV-1369-B-4, AV-1366-A-21, and AV-1366-A-1, together with the dedication of replacement Wildcat Road right-of-way on a portion of Parcel AV-1366-A-1.

The proposed road vacation consists of four vacation parcels totaling approximately 2.28 acres, as shown on the Wildcat Road Vacation Plat prepared by Sunrise Engineering. The proposal also includes the dedication of approximately 2.71 acres for the replacement Wildcat Road alignment.

PLANNING COMMISSION

Wednesday, October 14, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Planning Commission will receive public comment regarding the proposed Wildcat Road vacation and road dedication and consider making recommendations to the Town Council.

TOWN COUNCIL

Wednesday, October 21, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Town Council will hold a public hearing regarding the proposed vacation of portions of the Wildcat Road public right-of-way and will receive public comment regarding the related replacement road dedication. Following the public hearing, the Town Council may consider the proposed road vacation ordinance and road dedication.

Interested persons are invited to attend either or both public hearings and provide comments.

Copies of the proposed plats, legal descriptions, vacation ordinance, and related documents are available for review at the Apple Valley Town Office, 1777 N. Meadowlark Drive, Apple Valley, Utah, during regular business hours.

For additional information, please contact the Town of Apple Valley at 435-877-1190.

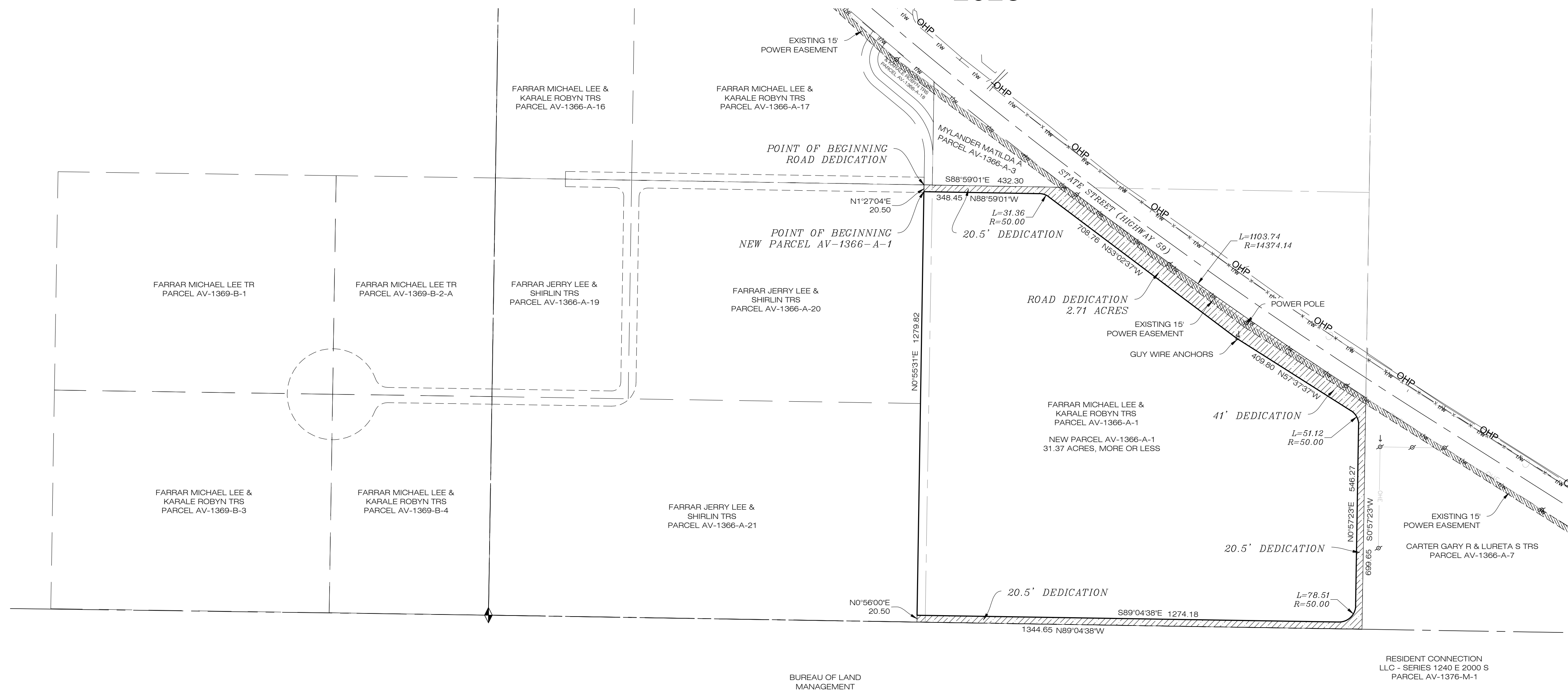
Dated September 30, 2026

Jenna Vizcardo
Town Clerk/Recorder
Town of Apple Valley



Wildcat Road Dedication Plat for Apple Valley Town

Located in Sections 16 and 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian,
Apple Valley Town, Washington County, Utah
2026



SURVEYOR'S CERTIFICATE

I, JACOB T. SAVAGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 10453280 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

Road Dedication Plat for Apple Valley Town

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

JACOB T. SAVAGE, PLS 10453280

DATE

SURVEYOR'S SEAL

BOUNDARY DESCRIPTIONS

NEW DESCRIPTION FOR PARCEL AV-1366-A-1 (EXCEPTING NEW WILDCAT ROAD)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.20 FEET AND SOUTH 1362.20 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01\"/>

CONTAINING 31.37 ACRES, MORE OR LESS.

NEW WILDCAT ROAD DEDICATION (A PORTION OF AV-1366-A-1)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.73 FEET AND SOUTH 1341.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01\"/>

CONTAINING 2.71 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°01'44\"/>

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED INTO STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____ AD ____.

MICHAEL LEE FARRAR
TRUSTEE
MICHAEL AND KARALE FAMILY TRUST
DATED SEPTEMBER 27, 2019

KARALE ROBYN FARRAR
TRUSTEE
MICHAEL AND KARALE FAMILY TRUST
DATED SEPTEMBER 27, 2019

ACKNOWLEDGEMENT

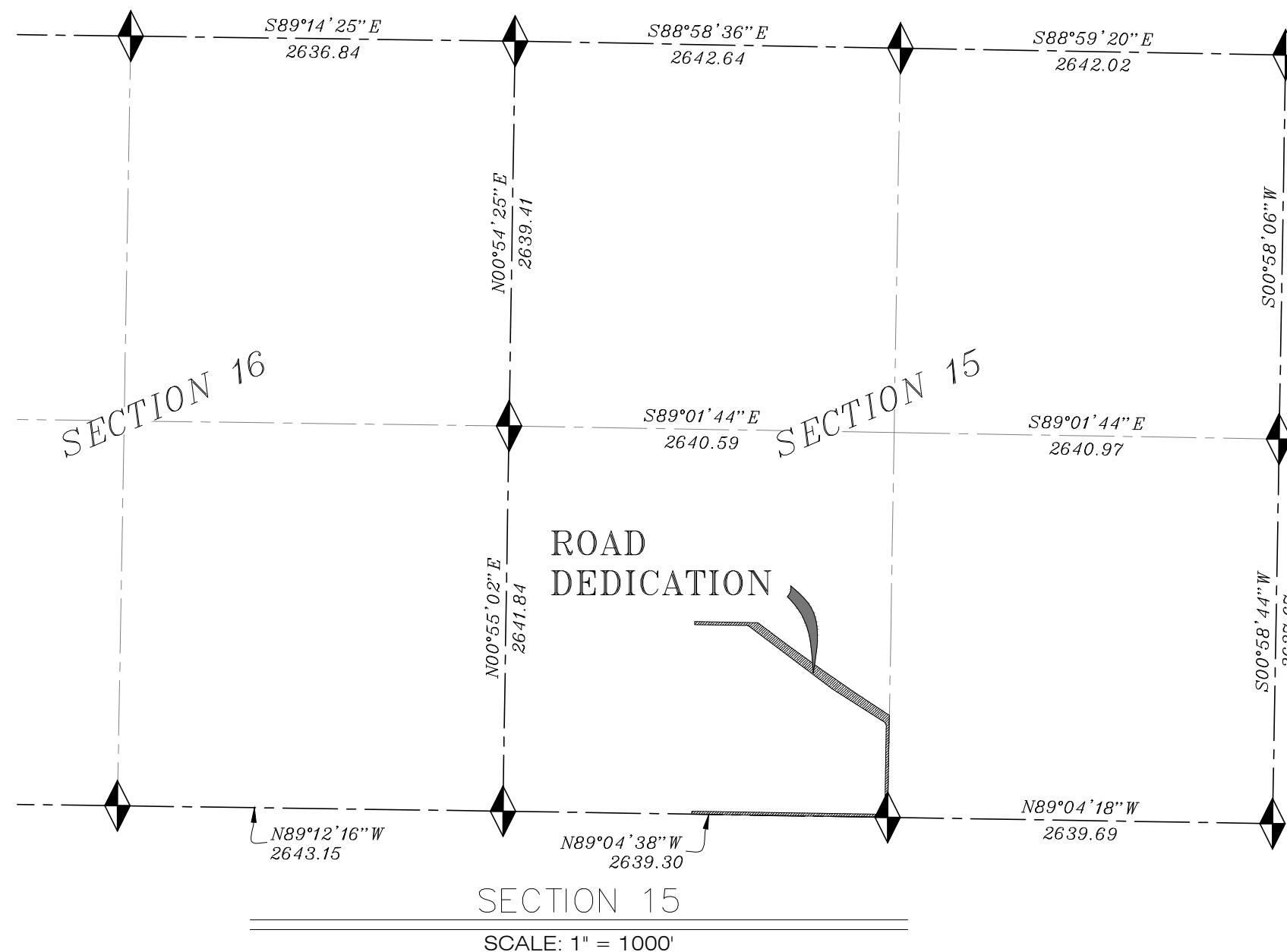
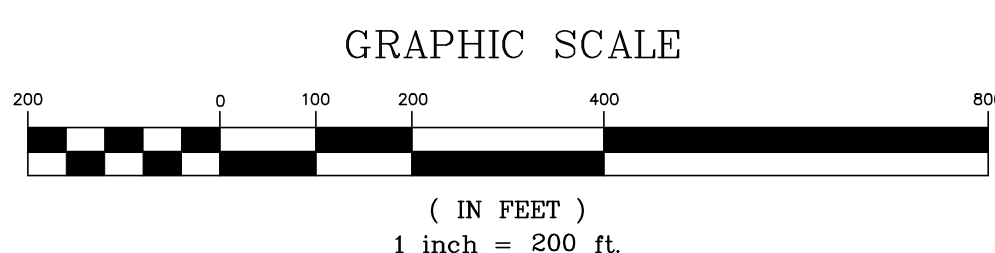
STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, AD ____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

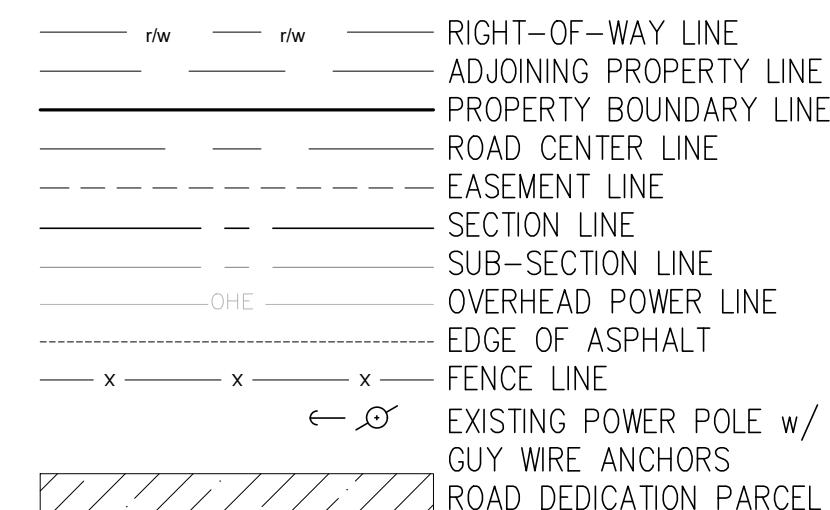
MY COMMISSION EXPIRES _____ NOTARY PUBLIC



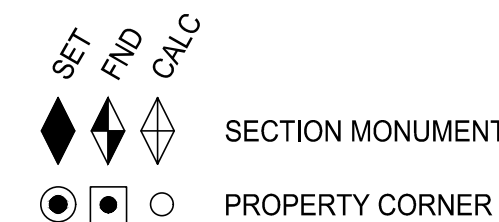
VICINITY MAP
NOT TO SCALE



LINE LEGEND



LEGEND



PLAT PREPARED BY

**SUNRISE
ENGINEERING**

1925 SOUTH INDUSTRIAL PARK RD
RICHFIELD, UTAH 84701
TEL 435.896.8635 • FAX 435.896.0220
www.sunrise-eng.com

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER

DATE

APPLE VALLEY TOWN

PRESENTED TO THE APPLE VALLEY TOWN COUNCIL THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS ROAD DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK

MAYOR

RECORDED # _____

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE

REQUEST OF _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

FEE _____ COUNTY RECORDER

RECORDER'S SEAL

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1366-A-1

QUIT-CLAIM DEED

MICHAEL LEE FARRAR AND KARALE ROBYN FARRAF, TRUSTEES OF THE
MICHAEL AND KARALE FARRAR FAMILY TRUST, DATED SEPTEMBER 27, 2019,
 Grantor of, _____ Town, County of _____,
 State of Utah, hereby QUIT-CLAIM to, **Apple Valley Town**, grantee of, Apple Valley Town,
 County of Washington, State of Utah for the sum of \$10.00 DOLLARS, the following described
 tracts of land in Washington County, State of Utah:

NEW WILDCAT ROAD DEDICATION (A PORTION OF AV-1366-A-1)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.73 FEET AND SOUTH 1341.71 FEET FROM
 THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT
 LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01" EAST 432.30 FEET TO A
 POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE STREET (UTAH STATE HIGHWAY 59);
 THENCE ALONG SAID RIGHT-OF-WAY 1103.74 FEET ALONG THE ARC OF A 14374.14 FOOT NON-
 TANGENT CURVE TO LEFT (LONG CHORD BEARS SOUTH 54°51'49" EAST 1103.47 FEET); THENCE
 SOUTH 00°57'23" WEST ALONG THE QUARTER SECTION LINE, 699.65 FEET TO THE SOUTH LINE
 OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15,
 1344.65 FEET; THENCE NORTH 00°56'00" EAST 20.50 FEET; THENCE SOUTH 89°04'38" EAST
 1274.18 FEET TO A POINT OF CURVATURE; THENCE 78.51 FEET ALONG THE ARC OF A 50.00
 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°56'22" EAST 70.69 FEET);
 THENCE NORTH 00°57'23" EAST 546.27 FEET TO A POINT OF CURVATURE; THENCE 51.12 FEET
 ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH
 28°20'07" WEST 48.93 FEET); THENCE NORTH 57°37'37" WEST 409.80 FEET; THENCE NORTH
 53°02'37" WEST 708.76 FEET TO A POINT OF CURVATURE; THENCE 31.36 FEET ALONG THE ARC
 OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 71°00'498" WEST
 30.85 FEET); THENCE NORTH 88°59'01" WEST 348.45 FEET; THENCE NORTH 01°27'04" EAST
 20.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.71 ACRES, MORE OR LESS.

SUBJECT TO Restrictions, Easements and Rights of Way of Record or Enforceable in Law and
 Equity.

WITNESS, the hand of said grantor, MICHAEL AND KARALE FARRAR FAMILY TRUST,
DATED SEPTEMBER 27, 2019, this _____ day of September, A.D. 20 _____

Signed:

MICHAEL AND KARALE FARRAR FAMILY TRUST, DATED SEPTEMBER 27, 2019

By: _____ Its: _____

STATE OF UTAH, _____)
 _____ SS.
 COUNTY OF _____)

On the _____ day of _____, A.D. 20 _____
 personally appeared before me _____ the signer of the within
 instrument, who duly acknowledged to me that they executed the same.

S
 E
 A
 L

 Notary Public

My Commission Expires: _____ Residing at _____.



TOWN OF APPLE VALLEY STAFF REPORT

Coyote Crossing Road Dedication

Meetings	Planning Commission - October 14, 2026 Town Council - October 21, 2026
Subject	Coyote Crossing Road Dedication
Parcel	AV-1-3-5-211
Prepared for	Planning Commission and Town Council
Prepared by	Town Staff

PURPOSE

To consider the proposed dedication of Coyote Crossing Road on a portion of Parcel AV-1-3-5-211. The Planning Commission will receive public comment and may make a recommendation to the Town Council. The Town Council may consider final approval and acceptance of the dedication.

BACKGROUND

The proposed road dedication is intended to establish a public road connection between Main Street and Coyote Crossing. Sunrise Engineering prepared the dedication plat and legal description. The dedication area is owned by Gooseberry Holdings LLC.

PROPOSAL

- Dedication of approximately 2.49 acres from Parcel AV-1-3-5-211 for Coyote Crossing Road.
- The dedication plat contains the owner dedication and acknowledgment provisions for execution and recording.

APPLICABLE PROCESS

Utah Code §10-20-810 provides that a dedication plat signed, dedicated, and acknowledged by each owner of record and approved under the applicable procedures operates, when recorded, as a dedication of the public street or public place shown on the plat. The Town has elected to hold public hearings before the Planning Commission and Town Council as part of its review process.

PLANNING COMMISSION - OCTOBER 14, 2026

The Planning Commission may receive public comment, review the proposed dedication, and forward a recommendation to the Town Council.

Possible Motion: I move to recommend approval of the proposed Coyote Crossing Road dedication on Parcel AV-1-3-5-211, as shown on the dedication plat, to the Town Council.

TOWN COUNCIL - OCTOBER 21, 2026

The Town Council may receive public comment and consider approval and acceptance of the road dedication. Final documents should be completed and recorded following approval.

Possible Motion: I move to approve and accept the Coyote Crossing Road dedication on Parcel AV-1-3-5-211, as shown on the dedication plat, subject to completion and recording of the final documents.

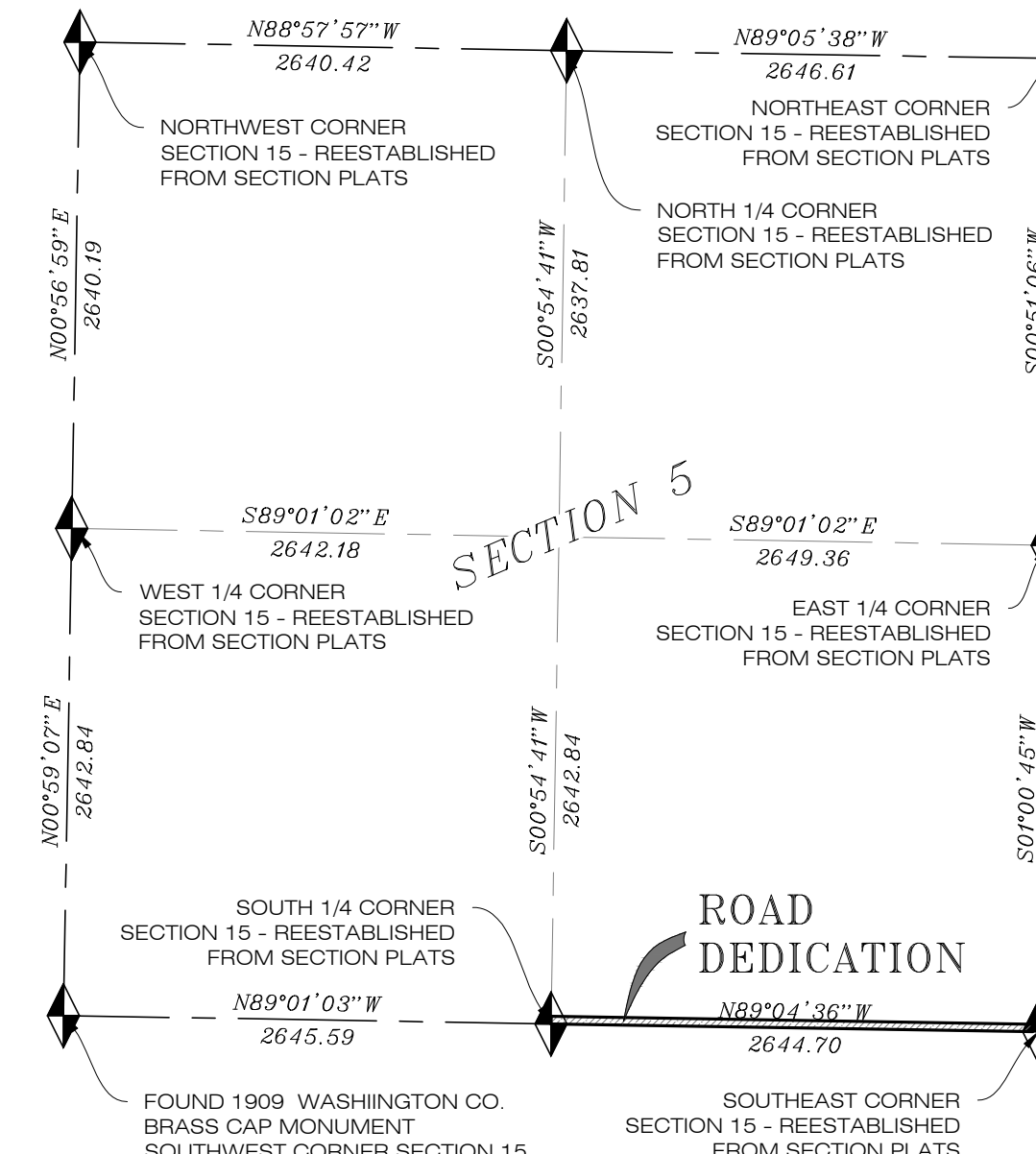
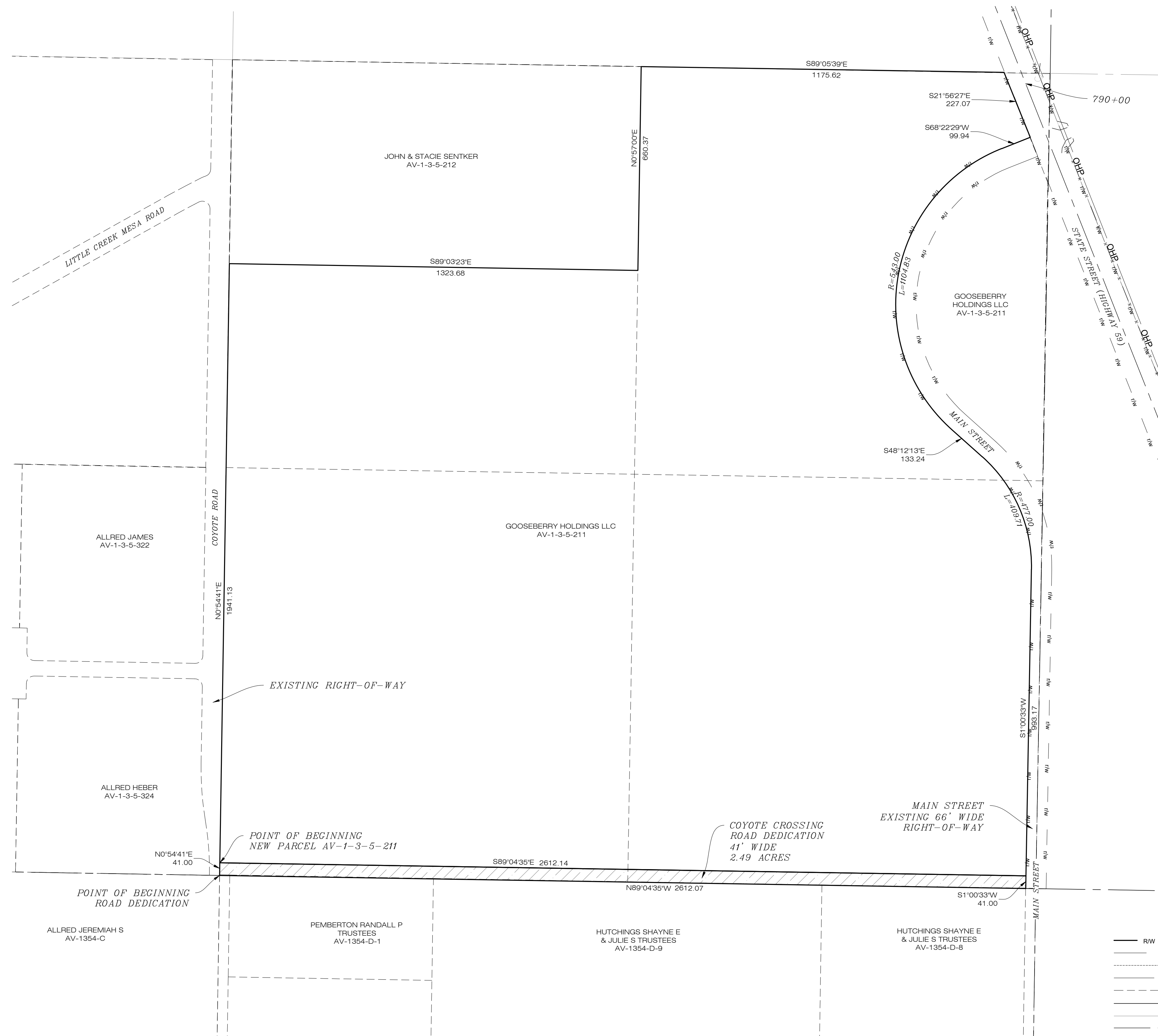
PACKET DOCUMENTS

- Coyote Crossing Road Dedication Plat and legal description
- Related conveyance document, if included for Town Council review

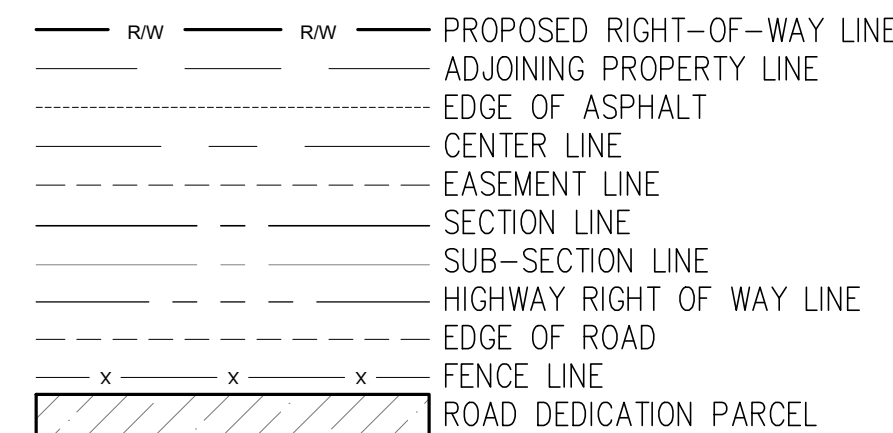


Coyote Crossing Road Dedication Plat for Apple Valley Town

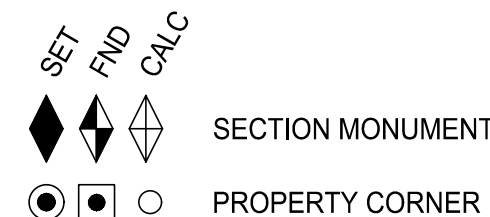
Located in Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian,
Apple Valley Town, Washington County, Utah
2026



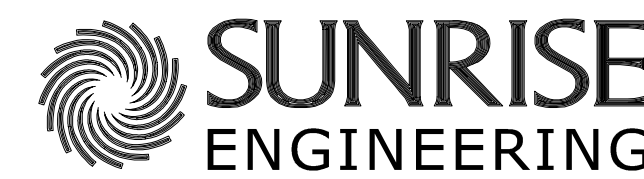
LINE LEGEND



LEGEND



PLAT PREPARED BY



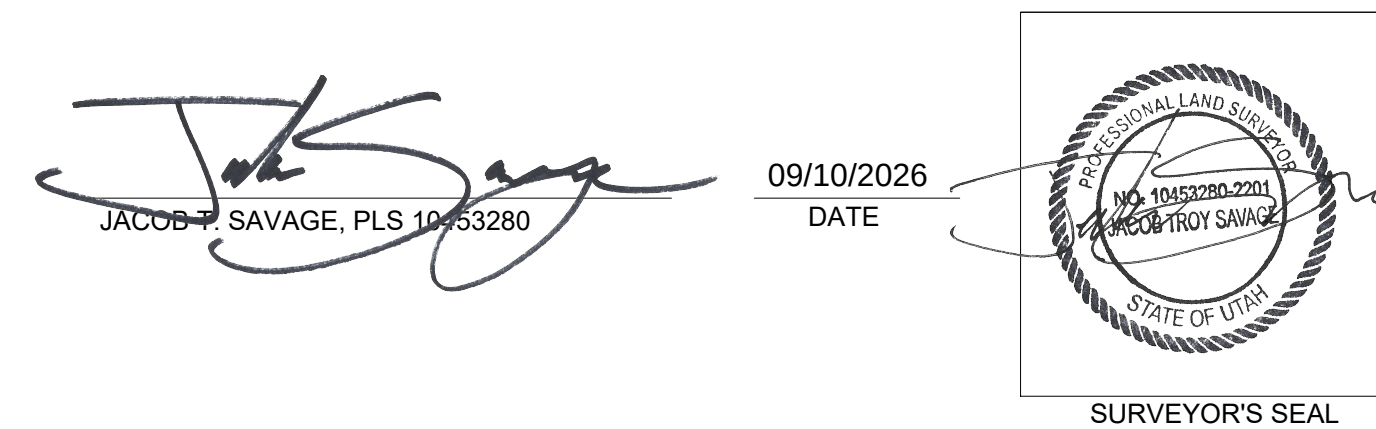
1925 SOUTH INDUSTRIAL PARK RD
RICHFIELD, UTAH 84701
TEL 435.896.8635 FAX 435.896.0220
www.sunrise-eng.com

SURVEYOR'S CERTIFICATE

I, JACOB T. SAVAGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 10453280 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

Coyote Crossing Road Dedication Plat for Apple Valley Town

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



BOUNDARY DESCRIPTIONS

NEW DESCRIPTION FOR PARCEL AV-1-3-5-211 (EXCEPTING ROAD DESCRIPTION)

BEGINNING AT A POINT WHICH IS LOCATED EAST 2645.86 FEET AND SOUTH 3.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH QUARTER SECTION LINE OF SAID SECTION 5 AND RUNNING THENCE NORTH 00°54'41" EAST ALONG SAID QUARTER SECTION LINE, 1941.13 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1-2-5-212, THENCE SOUTH 89°03'23" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 1323.68 FEET TO THE SOUTHEAST CORNER OF SAID TAX PARCEL, THENCE NORTH 00°57'00" EAST ALONG THE EAST LINE OF SAID TAX PARCEL, 660.37 FEET, THENCE SOUTH 89°05'39" EAST 1175.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 59, THENCE SOUTH 21°56'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 227.07 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, THENCE ALONG THE MAIN STREET RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: SOUTH 89°22'29" WEST 99.94 FEET TO A POINT OF CURVATURE, ALONG THE ARC OF A 543.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 10°05'08" WEST 923.87 FEET) A DISTANCE OF 1104.83 FEET, SOUTH 48°12'13" EAST 133.24 FEET TO A POINT OF CURVATURE, ALONG THE ARC OF A 477.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 23°35'50" EAST 397.23 FEET) A DISTANCE OF 409.71 FEET AND SOUTH 01°00'33" WEST 993.17 FEET, THENCE NORTH 89°04'35" WEST 2612.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 126.87 ACRES, MORE OR LESS.

COYOTE CROSSING ROAD DEDICATION (A PORTION OF PARCEL AV-1-3-5-211)

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°01'35" EAST 2645.86 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 5 AND RUNNING THENCE NORTH 00°54'41" EAST ALONG THE QUARTER SECTION LINE, 41.00 FEET, THENCE SOUTH 89°04'35" EAST 2612.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, THENCE SOUTH 01°00'33" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, 41.00 FEET TO THE SOUTH LINE OF SECTION 5, THENCE NORTH 89°04'35" WEST ALONG THE SOUTH LINE OF SECTION 5, 2612.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.49 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°59'07" WEST BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 5, T43S, R11W, SLB&M. ALL DISTANCES ARE GROUND DISTANCES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED INTO STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____ AD ____

GOOSEBERRY HOLDINGS, LLC.

ITS: _____

NAME: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, AD ____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

Coyote Crossing Road Dedication Plat for Apple Valley Town

LOCATED IN THE SE QUARTER OF SECTION 5,
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN,
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE

REQUEST OF _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

FEE _____ COUNTY RECORDER

RECORDER'S SEAL

CITY ENGINEER

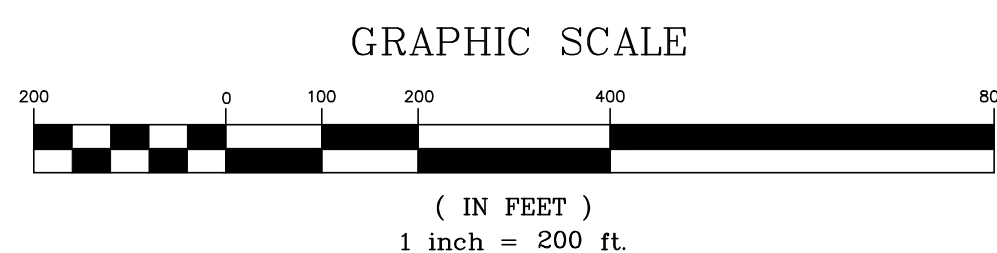
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER _____ DATE _____

APPLE VALLEY TOWN

PRESENTED TO APPLE VALLEY TOWN COUNCIL THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS ROAD DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK _____ MAYOR _____



When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1-3-5-211

QUIT-CLAIM DEED

GOOSEBERRY HOLDINGS, LLC, a Utah limited liability company, Grantor of,
 _____ Town, County of _____,
 State of Utah, hereby QUIT-CLAIM to, **Apple Valley Town**, grantee of, Apple Valley Town,
 County of Washington, State of Utah for the sum of \$10.00 DOLLARS, the following described
 tracts of land in Washington County, State of Utah:

COYOTE CROSSING ROAD DEDICATION (A PORTION OF PARCEL AV-1-3-5-211)

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°01'35" EAST 2645.59 FEET FROM THE
 SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE
 AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 5 AND RUNNING
 THENCE NORTH 00°54'41" EAST ALONG THE QUARTER SECTION LINE, 41.00 FEET; THENCE
 SOUTH 89°04'35" EAST 2612.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET;
 THENCE SOUTH 01°00'33" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, 41.00
 FEET TO THE SOUTH LINE OF SECTION 5; THENCE NORTH 89°04'35" WEST ALONG THE SOUTH
 LINE OF SECTION 5, 2612.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.49 ACRES, MORE OR LESS.

SUBJECT TO Restrictions, Easements and Rights of Way of Record or Enforceable in Law and
 Equity.



**TOWN OF APPLE VALLEY
NOTICE OF PUBLIC HEARINGS
COYOTE CROSSING ROAD DEDICATION**

Notice is hereby given that the Town of Apple Valley will hold public hearings regarding the proposed dedication of Coyote Crossing Road, consisting of approximately 2.49 acres located on a portion of Parcel AV-1-3-5-211.

PLANNING COMMISSION

Wednesday, October 14, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Planning Commission will receive public comment regarding the proposed road dedication and consider making a recommendation to the Town Council.

TOWN COUNCIL

Wednesday, October 21, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Town Council will receive public comment regarding the proposed road dedication and may consider approval and acceptance of the dedication.

Interested persons are invited to attend either or both public hearings and provide comments.

Copies of the proposed dedication plat, legal description, and related documents are available for review at the Apple Valley Town Office, 1777 N. Meadowlark Drive, Apple Valley, Utah, during regular business hours.

For additional information, please contact the Town of Apple Valley at 435-877-1190.

Dated September 30, 2026

Jenna Vizcardo
Town Clerk/Recorder
Town of Apple Valley

**APPLE VALLEY
ORDINANCE O-2026-24**

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

SECTION 1: **AMENDMENT** “SECTION 7 Multi-Year Contracts” of the Apple Valley Policies & Procedures is hereby *amended* as follows:

B E F O R E A M E N D M E N T

SECTION 7 Multi-Year Contracts

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

A F T E R A M E N D M E N T

SECTION 7 Multi-Year Contracts

Contracts entered into by the Town shall not exceed an initial term of four (4) years. The contract may provide for one (1) additional one-year extension, for a maximum total term of five (5) years, unless otherwise authorized by the Town Council or permitted under state law ~~four (4) years unless otherwise authorized by the Town Council or permitted under state law.~~

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

**APPLE VALLEY
RESOLUTION R-2026-36**

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

SECTION 1: **AMENDMENT** “Holiday Gifts And Bonuses” of the Apple Valley Policies & Procedures is hereby *amended* as follows:

BEFORE AMENDMENT

Holiday Gifts And Bonuses

Holiday Gifts and Bonuses

A. Purpose.

The purpose of this section is to authorize the mayor or designee, at their discretion, to provide a one-time holiday gift, cash bonus, or limited period of paid time off to Town employees. This is to be available during the month of December or January as a gesture of appreciation for service to the Town, consistent with state law and within approved budget appropriations.

B. Authority.

Mayor may, at their discretion, authorize a one-time holiday gesture for Town employees in any of the following forms:

1. A cash gift or bonus,
2. A non-cash gift (such as a gift card, food item, or holiday basket), or
3. A limited period of paid time off for full-time employees during the holiday season.

These actions shall be intended solely as a one-time discretionary expression of appreciation and shall not constitute an ongoing benefit or entitlement.

C. Limitations.

1. The value of any cash gift or non-cash gift provided under this section shall not exceed \$1,000 per employee in any calendar year, unless specifically approved by the Town Council.
2. All gifts, bonuses, or paid time off authorized under this section shall be:
 - a. Discretionary and non-recurring;
 - b. Not tied to hours worked, rate of pay, or accrued leave;
 - c. Processed in compliance with all applicable tax and payroll reporting requirements;
 - d. Designated as non-URS-eligible compensation; and
 - e. Consistent with available budget appropriations.

D. Budget Compliance.

All gifts, bonuses, or paid leave under this section must be funded within the current approved budget. If sufficient funds are not available, the Town Council must approve a budget amendment prior to disbursement or authorization of paid time off.

E. Council Oversight.

The Mayor shall report any such discretionary action to the Town Council at the next regular meeting, including:

1. The form of the gesture (cash, non-cash, or paid leave),
2. The total amount or value expended, and
3. Confirmation that the action complied with this section and all applicable laws.

F. No Entitlement Created.

This section does not create a right or expectation of any future bonus, gift, or paid leave. Any such gesture shall be considered a one-time discretionary action and shall not amend the Town's standard holiday schedule, compensation policies, or employee benefits.

AFTER AMENDMENT

Holiday Gifts And Bonuses

Holiday Gifts and Bonuses

A. Purpose.

The purpose of this section is to authorize the mayor or designee, at their discretion, to provide a one-time holiday gift, cash bonus, or limited periods of paid time off to Town employees. This is to be available anytime during the months of November, December or January as a gesture of appreciation for service to the Town, consistent with state law and within approved budget appropriations.

B. Authority.

Mayor may, at their discretion, authorize a one-time holiday gesture for Town employees in any of the following forms:

1. A cash gift or bonus,
2. A non-cash gift (such as a gift card, food item, or holiday basket), or
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These actions shall be intended solely as a one-time discretionary expression of appreciation and shall not constitute an ongoing benefit or entitlement.

C. Limitations.

1. The value of any cash gift or non-cash gift provided under this section shall not exceed \$1,000 per employee in any calendar year, unless specifically approved by the Town

Council.

2. All gifts, bonuses, or paid time off authorized under this section shall be:
 - a. Discretionary and non-recurring;
 - b. Not tied to hours worked, rate of pay, or accrued leave;
 - c. Processed in compliance with all applicable tax and payroll reporting requirements;
 - d. Designated as non-URS-eligible compensation; and
 - e. Consistent with available budget appropriations.

D. Budget Compliance.

All gifts, bonuses, or paid leave under this section must be funded within the current approved budget. If sufficient funds are not available, the Town Council must approve a budget amendment prior to disbursement or authorization of paid time off.

E. Council Oversight.

The Mayor shall report any such discretionary action to the Town Council at the next regular meeting, including:

1. The form of the gesture (cash, non-cash, or paid leave),
2. The total amount or value expended, and
3. Confirmation that the action complied with this section and all applicable laws.

F. No Entitlement Created.

This section does not create a right or expectation of any future bonus, gift, or paid leave. Any such gesture shall be considered a one-time discretionary action and shall not amend the Town's standard holiday schedule, compensation policies, or employee benefits.

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 UTAH
RESOLUTION NO. R-2026-37
Emergency Flood Recovery Spending Authorization

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, RECOGNIZING THE SEPTEMBER 30, 2026 FLOODING AND CONTINUING RECOVERY PROCLAMATION, EXTENDING THE LOCAL EMERGENCY, AND ESTABLISHING LIMITED EMERGENCY PROCUREMENT AND EXPENDITURE AUTHORITY.

WHEREAS, significant flooding on August 14, 2026 resulted in a local emergency in the Town of Apple Valley and damage to roads, drainage facilities, and other public infrastructure; and

WHEREAS, on September 30, 2026, Mayor Mike Farrar issued a Proclamation of Local State of Emergency for Flooding and Continuing Recovery, declaring a new local emergency related to the August flooding and identifying continuing damage, recovery needs, and exigent circumstances; and

WHEREAS, Utah Code Section 53-2a-208 authorizes the Town Council, by majority vote, to extend a local state of emergency for a stated period; and

WHEREAS, the Town Council finds that continuing flood impacts require response and recovery efforts and that certain work may require emergency procurement to address immediate threats to public health, public safety, or essential Town operations; and

WHEREAS, the Town's procurement ordinance, Ordinance O-2026-18, provides for emergency procurement with written documentation, review by the Chief Procurement Officer, and reporting to the Town Council; and

WHEREAS, the Town Council intends to establish clear spending limits and oversight while preserving applicable fiscal requirements and restrictions on the use of public funds;

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

Section 1 Recognition and extension of the local emergency

The Town Council recognizes the Mayor's September 30, 2026 proclamation, incorporated by reference, and approves continuation of the local state of emergency through November 29, 2026, which is 60 days after issuance of that proclamation, unless terminated earlier in accordance with Utah Code Section 53-2a-208. Adoption of this section constitutes the Council's majority-vote approval of that stated extension period. Any further extension requires separate Council action permitted by law.

Section 2 Authorized work

Authority under this resolution is limited to goods and services reasonably necessary to address the continuing flood emergency, including debris removal, drainage clearing, emergency stabilization, repair of damaged drainage facilities and roads, and related equipment, materials, engineering, or contractor services. Emergency procurement may be used only for the portion of work needed to address an immediate threat when normal competitive procedures are impracticable. Recovery work that can reasonably be procured through normal procedures shall follow those procedures.

Section 3 Aggregate expenditure limit

The Town Council authorizes new obligations under this resolution in an aggregate amount not to exceed \$200,000. This amount is the maximum spending authorization under this resolution. The limit includes the full value of contracts, purchase orders, rentals, materials, and change orders authorized under this resolution, whether paid or unpaid. Reimbursements do not replenish the limit. Previously incurred obligations remain subject to their existing authority and shall be separately identified in Council reports. This resolution does not retroactively approve previously unauthorized obligations.

Section 4 Individual approval threshold and Council approval

The Mayor, as Chief Procurement Officer unless the Council has designated another individual, may approve an individual emergency purchase or contract of up to \$100,000, provided it remains within the aggregate limit and complies with applicable fiscal requirements. Department heads may recommend work and coordinate performance but receive no independent contracting authority under this resolution.

A purchase, contract, or change order that causes the total commitment for a contract or related procurement to exceed the individual threshold requires prior Town Council approval. Exceeding or increasing the aggregate limit also requires prior Town Council approval. Related purchases shall not be divided to avoid these limits. If an immediate threat prevents obtaining prior approval, any action must rely on separately existing authority under applicable law and the Town's procurement ordinance; this resolution provides no additional authority to exceed its limits.

Section 5 Procurement requirements

Each emergency procurement shall be supported by a written determination describing the immediate threat, necessary scope, why normal competitive procurement was impracticable, contractor selection, and the basis for finding the price reasonable. Quotes or other competition shall be obtained to the extent practicable without delaying necessary emergency action. The Chief Procurement Officer shall review the procurement as soon as practical. Applicable licensing, insurance, contract, conflict-of-interest, and payment requirements remain in effect. Federally or otherwise grant-funded work must also satisfy the applicable award and procurement requirements; the local declaration alone does not establish reimbursement eligibility. All expenditures authorized under this resolution shall comply with applicable fiscal requirements and restrictions on the use of Town funds.

Section 6 Records and Council reporting

A separate accounting of obligations and expenditures under this resolution shall be maintained, and a report shall be presented at each regular Town Council meeting while the authority is in effect. Reports shall identify vendors, work performed, contracts and change orders, amounts committed and paid, funding sources and the remaining aggregate authorization. Emergency procurements that could not reasonably receive prior Council approval shall be reported at the next regular Council meeting as required by the procurement ordinance. Procurement records, invoices, time and equipment records, and supporting damage documentation shall be retained under applicable records and funding requirements.

Section 7 Duration and effective date

This resolution takes effect upon adoption. Authority to incur new obligations expires upon termination of the local emergency, November 29, 2026, or exhaustion of the aggregate limit, whichever occurs first, unless lawfully modified by the Town Council. Expiration does not cancel valid contracts or prevent payment of obligations lawfully incurred. Normal procurement procedures continue to apply to subsequent work.

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

TOWN OF APPLE VALLEY

Mike Farrar, Mayor

ATTEST

Jenna Vizcardo, Town Clerk/Recorder

Council vote

Ayes _____ Nays _____ Abstentions _____ Absent _____

**Town of Apple Valley
Disbursement Listing
SBSU Operating - 09/01/2026 to 09/30/2026**

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Google LLC	EFT09012026	09/01/2026	\$372.96			Purchasing
Superior Technical Solutions LLC	EFT09012026	09/01/2026	\$825.50			Purchasing
Amazon Capital Services	6765	09/02/2026	\$494.74			Purchasing
Revco Leasing	6766	09/02/2026	\$302.51			Purchasing
Scholzen Products	6767	09/02/2026	\$4,008.00			Purchasing
AT&T Mobility	6768	09/03/2026	\$48.21			Purchasing
Henry Schein Inc.	6769	09/03/2026	\$1,110.82			Purchasing
Pelorus Methods, Inc.	6770	09/03/2026	\$1,200.00			Purchasing
Scholzen Products	6771	09/03/2026	\$12,243.20			Purchasing
Sid's HVAC LLC	6772	09/03/2026	\$1,800.00			Purchasing
South Central Communications	6773	09/03/2026	\$546.83			Purchasing
Chase Paymentech	EFT09032026	09/03/2026	\$452.53			Purchasing
Chase Paymentech	EFT09032026	09/03/2026	\$485.36			Purchasing
Payroll	0904261200	09/04/2026	\$16,084.75			Paycheck
Spencer, Tanaka	6764	09/04/2026	\$593.05			Paycheck
Utah Retirement Systems	EFT09022026	09/04/2026	\$2,629.23			Payroll
Internal Revenue Service	EFT09042026	09/04/2026	\$4,253.86			Payroll
Arizona Strip Landfill Corporation	6774	09/09/2026	\$127.13			Purchasing
Buck's Ace Hardware	6775	09/09/2026	\$454.02			Purchasing
Jenkins Oil Company Inc.	6776	09/09/2026	\$3,481.27			Purchasing
Republic Services #233	6777	09/09/2026	\$612.93			Purchasing
Southwest Utah Public Health Dept.	6778	09/09/2026	\$60.00			Purchasing
Scholzen Products	6779	09/10/2026	\$7,472.60			Purchasing
Utah State Division of Finance	6780	09/10/2026	\$4,000.00			Purchasing
Washington County Solid Waste	6781	09/10/2026	\$5,984.06			Purchasing
Utah State Division of Finance	6782	09/10/2026	\$63,450.00			Purchasing
AT&T and Affiliates	EFT09102026	09/10/2026	\$60.25			Purchasing
XPress Bill Pay	EFT09102026	09/10/2026	\$447.62			Purchasing
State Bank of Southern Utah	EFT09112026	09/11/2026	\$627.96			Purchasing
State Bank of Southern Utah	EFT09112026	09/11/2026	\$691.74			Purchasing
State Bank of Southern Utah	EFT09112026	09/11/2026	\$3,665.76			Purchasing
Trust Lands Administration	6783	09/14/2026		09/14/2026	\$400.00	Purchasing
USDA Rural Development	EFT09152026	09/15/2026	\$1,269.00			Purchasing
USDA Rural Development	EFT09152026	09/15/2026	\$9,271.00			Purchasing
Snow Caldwell Beckstrom& Wilbanks, P	6785	09/16/2026	\$17,023.50			Purchasing
CMC Tire	6786	09/17/2026	\$581.50			Purchasing
Diggin Rigglin	6787	09/17/2026	\$5,935.00			Purchasing
Interstate Rock Products Inc.	6788	09/17/2026	\$91.14			Purchasing
Scholzen Products	6789	09/17/2026	\$1,719.42			Purchasing
International Institute of Municipal Clerks	6790	09/17/2026	\$195.00			Purchasing
Payroll	0918261200	09/18/2026	\$16,263.88			Paycheck
Spencer, Tanaka	6784	09/18/2026	\$656.86			Paycheck
Utah Retirement Systems	EFT09172026	09/18/2026	\$2,544.57			Payroll
Internal Revenue Service	EFT09182026	09/18/2026	\$3,949.88			Payroll
Zoom Video Communications Inc.	EFT09182026	09/18/2026	\$16.99			Purchasing
INTUIT	EFT09212026	09/21/2026	\$325.36			Purchasing
Remedy Excavating LLC	6791	09/22/2026	\$10,769.00			Purchasing
Century Equipment Company	6792	09/22/2026	\$996.28			Purchasing
Diggin Rigglin	6793	09/22/2026	\$4,915.00			Purchasing
Ruesch Reeve Werrett & Jones, PLLC	6794	09/22/2026	\$84.00			Purchasing
Shums Coda	6795	09/22/2026	\$3,850.00			Purchasing
Journalize Storm Drain to Fund 55		09/23/2026	\$8,996.93			JE: 928
Buck's Ace Hardware	6796	09/24/2026	\$111.87			Purchasing
Diggin Rigglin	6797	09/24/2026	\$4,817.50			Purchasing
Hursts Weed and Lawn	6798	09/24/2026	\$1,300.00			Purchasing
Mike Desilets	6799	09/24/2026		09/24/2026	\$1,055.00	Purchasing
Scholzen Products	6800	09/24/2026	\$2,609.41			Purchasing
Tink's Napa Superior Auto Parts	6801	09/24/2026	\$597.31			Purchasing
Utah Valley University	6802	09/24/2026	\$10.00			Purchasing
Total Ready Mix LLC.	6803	09/24/2026	\$855.00			Purchasing
Rocky Mountain Power	EFT09232026	09/24/2026	\$2,713.07			Purchasing
State Bank of Southern Utah	EFT09252026	09/25/2026	\$642.89			Purchasing
Environmental Systems Research Institut	6806	09/29/2026	\$704.00			Purchasing
Farrar, CPA	6807	09/30/2026	\$1,050.00			Purchasing
Henry Schein Inc.	6808	09/30/2026	\$359.93			Purchasing
LN Curtis and sons	6809	09/30/2026	\$1,728.48			Purchasing
Scholzen Products	6810	09/30/2026	\$20,564.00			Purchasing
Utah Retirement Systems	x999	09/30/2026	\$2,826.78			Purchasing
			\$268,931.44			\$1,455.00

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2026 to 09/30/2026
25.00% 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	5,456.29	15,025.99	18,985.39	195,000.00	9.74%
3130 General Sales and Use Taxes	51,957.15	20,978.72	59,812.02	204,325.00	29.27%
3140 Energy and Communication Taxes	15,998.19	5,543.21	15,228.00	50,000.00	30.46%
3150 RAP Tax	5,280.86	0.00	5,700.53	18,000.00	31.67%
3160 Transient Taxes	5,454.61	1,104.77	9,387.78	18,000.00	52.15%
3180 Fuel Tax Refund	451.24	0.00	0.00	1,000.00	0.00%
3190 Highway/Transit Tax	4,253.22	1,955.33	5,674.63	17,100.00	33.18%
Total Taxes	88,851.56	44,608.02	114,788.35	503,425.00	22.80%
Licenses and permits					
3210 Business Licenses	0.00	0.00	300.00	15,000.00	2.00%
3221 Building Permits-Fee	14,217.85	6,025.48	13,027.32	55,000.00	23.69%
3222 Building Permits-Non Surcharge	5,773.37	1,366.30	5,783.43	12,000.00	48.20%
3224 Building Permits Surcharge	18.52	8.48	21.32	100.00	21.32%
3225 Animal Licenses	40.00	10.00	50.00	800.00	6.25%
Total Licenses and permits	20,049.74	7,410.26	19,182.07	82,900.00	23.14%
Intergovernmental revenue					
3356 Class "C" Road Allotment	46,983.74	25,103.57	25,103.57	115,000.00	21.83%
3358 Liquor Control Profits	0.00	0.00	0.00	2,000.00	0.00%
Total Intergovernmental revenue	46,983.74	25,103.57	25,103.57	117,000.00	21.46%
Charges for services					
3230 Special Event Permit	4,050.00	950.00	8,700.00	1,000.00	870.00%
3410 Clerical Services	392.29	0.00	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	6,816.50	42,791.06	40,000.00	106.98%
3440 Solid Waste	17,047.55	6,867.90	20,585.06	58,000.00	35.49%
3440.5 Paperless Bill Credit	(1,312.50)	(466.50)	(1,390.50)	(4,000.00)	34.76%
3441 Storm Drainage	13,118.48	(8,998.06)	0.00	49,000.00	0.00%
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	835.32	245.44	941.10	2,000.00	47.06%
Total Charges for services	70,500.34	5,415.28	71,678.30	147,300.00	48.66%
Fines and forfeitures					
3510 Fines	2,342.09	1,607.88	3,998.23	16,000.00	24.99%
Total Fines and forfeitures	2,342.09	1,607.88	3,998.23	16,000.00	24.99%
Interest					
3610 Interest Earnings	14,834.53	4,132.79	15,335.82	47,000.00	32.63%
Total Interest	14,834.53	4,132.79	15,335.82	47,000.00	32.63%
Miscellaneous revenue					
3690 Sundry Revenue	616.83	213.72	857.60	5,000.00	17.15%
3801.1 Impact fees - Fire	3,376.00	1,688.00	1,688.00	6,800.00	24.82%
3801.3 Impact fees - Roadways	10,640.00	5,320.00	5,320.00	24,600.00	21.63%
3801.6 Impact fees - Storm Water	21,412.57	0.00	0.00	6,000.00	0.00%
3801.7 Impact fees - Parks, Trails, OS	2,900.00	1,450.00	1,450.00	6,600.00	21.97%
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	38,945.40	8,671.72	9,315.60	129,000.00	7.22%
Total Revenue:	282,507.40	96,949.52	259,401.94	1,042,625.00	24.88%
Expenditures:					
General government					
Council					
4111.110 Council/PC Salaries and Wages	975.00	1,100.00	2,900.00	13,000.00	22.31%
4111.130 Council/PC Employee benefits	226.01	113.88	334.02	1,000.00	33.40%
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	1,220.94	1,213.88	3,334.70	19,000.00	17.55%
Administrative					
4141.110 Admin Salaries and Wages	28,258.84	11,531.19	38,927.91	120,000.00	32.44%
4141.130 Admin Employee Benefits	6,491.36	1,487.06	5,430.78	16,000.00	33.94%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2026 to 09/30/2026
25.00% 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	2,537.84	710.44	1,960.64	8,000.00	24.51%
4141.210 Admin Dues, Subs & Memberships	4,087.66	195.00	357.26	14,000.00	2.55%
4141.220 Admin Public Notices	0.00	0.00	0.00	100.00	0.00%
4141.230 Admin Training - Fuel for Training	0.00	95.00	502.00	1,000.00	50.20%
4141.240 Admin Office/Administrative Expense	5,932.20	920.69	1,537.00	18,000.00	8.54%
4141.241 Sales Tax Paid (In Error/ Refundable)	0.00	24.61	334.01	0.00	0.00%
4141.250 Admin Equipment Physical Expenses	3,138.68	451.12	1,236.18	13,000.00	9.51%
4141.255 Admin Software & Technology	0.00	1,188.45	6,768.88	0.00	0.00%
4141.260 Admin Building & Ground Maintenance	2,955.46	302.33	4,374.99	10,000.00	43.75%
4141.270 Admin Utilities	6,444.85	1,315.62	4,673.35	19,000.00	24.60%
4141.280 Admin Telephone and Internet	1,624.85	546.83	1,651.35	7,000.00	23.59%
4141.285 Admin IT Computer Services	0.00	825.50	3,726.50	0.00	0.00%
4141.290 Admin Postage/Shipping	999.50	29.99	566.98	3,700.00	15.32%
4141.320 Admin Engineering Fees	0.00	0.00	0.00	1,000.00	0.00%
4141.330 Admin Legal Fees	67,826.00	1,000.00	13,942.50	100,000.00	13.94%
4141.335 Prior Year Legal Fees	0.00	0.00	17,365.00	0.00	0.00%
4141.340 Admin Accounting & Auditing	3,562.50	1,050.00	2,705.24	40,000.00	6.76%
4141.350 Admin Building/Zoning/Planning Fees	13,625.00	3,850.00	9,660.00	40,000.00	24.15%
4141.390 Admin Bank Service Charges/Processing Fees	15.00	971.66	3,067.75	200.00	1,533.88%
4141.410 Admin Insurance	17,027.66	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	356.30	47.42	47.42	2,000.00	2.37%
4141.500 Admin Weed Abatement	175.00	1,300.00	1,660.00	200.00	830.00%
4170 Elections	0.00	0.00	0.00	1,500.00	0.00%
Total Administrative	165,058.70	27,842.91	128,249.42	430,700.00	29.78%
Total General government	166,279.64	29,056.79	131,584.12	449,700.00	29.26%
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	18,434.59	5,412.16	18,905.06	90,000.00	21.01%
4220.130 Fire Employee Benefits	2,855.12	506.57	1,585.67	14,000.00	11.33%
4220.135 Fire Employee Retirement - GASB 68	3,038.49	1,018.05	3,524.40	12,000.00	29.37%
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	10.00	6,000.00	0.17%
4220.210 Fire Dues, Subscriptions & Memberships	150.00	0.00	0.00	1,800.00	0.00%
4220.230 Fire Travel, Mileage & Cell	150.00	0.00	0.00	400.00	0.00%
4220.240 Fire Office & Other Expenses	428.59	242.79	1,295.52	1,500.00	86.37%
4220.250 Fire Equipment Maintenance & Repairs	7,514.16	1,944.86	3,137.52	8,000.00	39.22%
4220.260 Fire Rent Expense	3,000.00	0.00	3,000.00	6,000.00	50.00%
4220.360 Fire Training	540.00	0.00	1,757.94	2,100.00	83.71%
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	8,496.65	1,903.16	2,024.58	15,000.00	13.50%
4220.455 EMS Medical Supplies	0.00	0.00	251.86	3,000.00	8.40%
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	335.97	1,875.22	3,000.00	62.51%
Total Fire	57,110.75	11,363.56	44,631.94	187,800.00	23.77%
Total Public safety	60,860.75	11,363.56	44,631.94	217,800.00	20.49%
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	422.50	0.00	560.00	500.00	112.00%
4410.130 Road Employee Benefits	32.20	0.00	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	5,148.58	0.00	118.91	1,000.00	11.89%
4410.550 Road Equipment Maintenance	0.00	0.00	961.92	0.00	0.00%
4410.810 Road Principal	37,000.00	38,000.00	38,000.00	37,000.00	102.70%
4410.820 Road Interest	26,375.00	25,450.00	25,450.00	26,275.00	96.86%
4415.110 Public Works Wages and Contract Labor	19,469.01	3,901.50	12,550.00	52,500.00	23.90%
4415.130 Public Works Employee Benefits	2,664.92	2,072.18	4,462.84	10,000.00	44.63%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2026 to 09/30/2026
25.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
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	2,950.82	423.24	1,476.79	8,000.00	18.46%
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%
4415.450 Public Works Supplies	1,611.02	16.99	442.70	8,000.00	5.53%
4415.550 Public Works Equipment Maintenance	3,725.39	1,221.94	1,587.32	6,000.00	26.46%
4415.560 Public Works Equipment Fuel	298.39	881.78	2,967.04	3,000.00	98.90%
4415.610 Public Works Storm Drainage	0.00	12.99	4,712.99	0.00	0.00%
4415.615 Storm Drainage Improvements	0.00	20,564.00	20,564.00	15,000.00	137.09%
Total Highways	99,697.83	92,544.62	115,618.93	167,275.00	69.12%
Sanitation					
4420.460 Solid Waste Service	11,336.68	6,111.19	18,946.50	63,000.00	30.07%
Total Sanitation	11,336.68	6,111.19	18,946.50	63,000.00	30.07%
Total Highways and public improvements	111,034.51	98,655.81	134,565.43	230,275.00	58.44%
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	18.75	99.45	4,000.00	2.49%
Total Parks	193.12	18.75	99.45	4,300.00	2.31%
Total Parks, recreation, and public property	193.12	18.75	99.45	4,300.00	2.31%
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:	338,368.02	139,094.91	310,880.94	1,042,625.00	29.82%
Total Change In Net Position	(55,860.62)	(42,145.39)	(51,479.00)	0.00	0.00%

Town of Apple Valley
Operational Budget Report
51 Water Operations Fund - 07/01/2026 to 09/30/2026
25.00% 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	147,135.41	44,428.64	145,755.24	570,000.00	25.57%
5150 Water standby fees	10,971.61	3,450.00	10,350.00	35,000.00	29.57%
5310 Connection fees	8,314.83	0.00	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	20,166.93	0.00	10,000.00	2,250.00	444.44%
Total Operating income	187,279.82	47,878.64	168,081.24	618,250.00	27.19%
Operating expense					
6011 Town Payroll Services	3,000.00	0.00	0.00	0.00	0.00%
6013 Water Salaries and Wages	37,595.16	15,217.62	53,190.84	250,000.00	21.28%
6014 Water Benefits	6,031.18	3,126.98	11,178.07	35,000.00	31.94%
6014.136 Water Benefits Workers Comp	0.00	0.00	1,390.93	0.00	0.00%
6014.5 Water Employee Retirement - GASB 68	3,565.51	1,797.64	6,323.34	21,000.00	30.11%
6016 Admin Benefits	0.00	282.52	282.52	0.00	0.00%
6024 Training	3,689.18	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	1,621.92	87.96	151.00	3,000.00	5.03%
6031 Sponsored/ Donated Water	0.00	281.55	1,177.01	0.00	0.00%
6032 Postage	0.00	6.99	6.99	200.00	3.50%
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	1,815.00	60.00	240.00	3,000.00	8.00%
6045 Legal fees	1,455.00	84.00	1,710.00	30,000.00	5.70%
6045.5 Prior Year Legal fees	0.00	0.00	5,280.00	0.00	0.00%
6050 Water System maintenance and repairs	28,343.40	20.58	2,338.77	25,000.00	9.36%
6051 Water System equipment	3,085.44	0.00	0.00	5,000.00	0.00%
6052 Well maintenance and repairs	893.97	0.00	239.96	10,000.00	2.40%
6053 Tank maintenance and repairs	0.00	0.00	0.00	11,000.00	0.00%
6054 Hydrant Testing & Maintenance	31.94	0.00	0.00	1,300.00	0.00%
6060 Water Equipment Costs Other than Fuel	4,013.82	2,158.18	2,362.54	5,000.00	47.25%
6061 Water Equipment Fuel	332.20	702.81	2,111.61	3,000.00	70.39%
6067 Utilities	11,850.87	2,581.34	8,265.82	25,000.00	33.06%
6068 Telephone & Internet	176.25	60.25	178.75	800.00	22.34%
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	39,818.04	19,333.66	46,225.70	165,000.00	28.02%
Total Operating expense	165,629.29	45,802.08	151,851.70	631,900.00	24.03%
Total Income from Operations:	21,650.53	2,076.56	16,229.54	(13,650.00)	-118.90%
Non-Operating Items:					
Non-operating income					
5515 Bond proceeds	0.00	0.00	0.00	28,473.00	0.00%
5520 Impact fees	53,364.00	0.00	17,788.00	90,000.00	19.76%
5610 Interest income	4,359.61	21.52	1,382.89	12,000.00	11.52%
5690 Sundry Revenue	0.00	0.00	0.00	500.00	0.00%
Total Non-operating income	57,723.61	21.52	19,170.89	130,973.00	14.64%
Non-operating expense					
6080 Interest expense	20,383.48	6,647.73	19,977.64	83,110.00	24.04%
6081 Impact Fee Net Transfer	0.00	0.00	0.00	5,000.00	0.00%
Total Non-operating expense	20,383.48	6,647.73	19,977.64	88,110.00	22.67%
Total Non-Operating Items:	37,340.13	(6,626.21)	(806.75)	42,863.00	-1.88%
Total Income or Expense	58,990.66	(4,549.65)	15,422.79	29,213.00	52.79%

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	4,673,140	5,368,947	(695,807)	5,123,820	5,448,937	(325,117)
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	18,550,920	20,844,007	(2,293,087)	20,895,683	21,585,127	(689,444)
	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



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, September 23, 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
Council Member Lee Fralish

DECLARATION OF CONFLICTS OF INTEREST

Council Member Sair disclosed a conflict of interest regarding Item 8, Resolution R-2026-32, Amend Personnel Policies and Procedures (Leave), and stated that they would recuse from the item. No other conflicts of interest were disclosed.

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

The Mayor provided an update regarding the proposed new water tank. The Mayor stated that there was no official funding confirmation yet, but recent information suggested that activity associated with the PID may have been recorded. The Mayor stated that, once funding was available, the project was expected to move forward and that construction of the tank was anticipated to take approximately seven months.

The Mayor reported on flood-control work completed following the recent storms. Work included repairs to bar ditches, replacement of multiple 18-inch culverts with 36-inch culverts in the Zion Circle area, and replacement of the culvert entering Gooseberry. The Mayor stated that a separate meeting would be held within the next few weeks to review the flood-mitigation work completed, expenditures, and remaining projects. Planned work included excavating the retention pond near the well subdivision to increase capacity and constructing a larger retention pond on church property near Gooseberry.

The Mayor also discussed plans to bring forward proposed ordinance changes regarding bar ditches and culverts. The Mayor stated that current requirements placed maintenance responsibility on residents and proposed shifting responsibility for bar ditches and culverts to the Town. The Mayor explained that drainage conditions varied by location and that future culvert sizing would need to be evaluated based on site-specific conditions rather than a single standard. Residents experiencing flooding were encouraged to contact the Town office so concerns could be evaluated.

The Mayor reported that UDOT was planning a passing-lane project beginning near Gooseberry Lodges and extending east beyond the RV park. The Mayor also stated that UDOT had been asked to address passing concerns on a nearby hill and was considering restriping the area with solid lines to restrict passing where visibility was limited.

Council Member Fralish thanked the Mayor and Council for the opportunity to serve on the Town Council and stated an intention to serve the community to the best of their ability. The Mayor thanked Council Member Fralish for prior service on the Planning Commission and welcomed them to the Council.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

Stewart Riding thanked the Town for the recent flood-control work and expressed appreciation for the response to flooding concerns. The Mayor discussed work completed in the area and stated that additional flood-mitigation efforts were continuing. Council Member Sair noted that drainage issues had been addressed with temporary measures for many years and supported continued improvements.

PUBLIC HEARING

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

Mayor Farrar opened the public hearing regarding Ordinance O-2026-22. The Mayor explained that commercial culinary water accounts were not included when the Town previously established tiered water rates and that the proposed ordinance would place commercial users on the same tiered rate structure as residential users. No public comments were received in person or online, and the public hearing was closed.

DISCUSSION AND ACTION

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

The Council considered Ordinance O-2026-22. The Mayor explained that commercial users had been billed at a flat rate of \$1.50 per 1,000 gallons and that the proposed amendment would apply the same tiered rate structure used for residential accounts. A resident asked whether the change would affect existing residential rates, and the Council clarified that residential rates were already established and would not change as a result of this ordinance. The Mayor identified several commercial accounts that would be affected and clarified that bulk water rates would remain unchanged.

MOTION: Council Member Taylor moved to approve Ordinance O-2026-22, Establishing Culinary Water Rates and Amending Title 01.20.020 Commercial.

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 Fralish - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

3. Ordinance O-2026-19, Zone Change for parcel AV-1354-D-1 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

The Council considered the requested zone change for parcel AV-1354-D-1. The Mayor explained that the parcel was located in the Coyote area and that the applicants sought AG-5 zoning for the property. Council Member Sair asked whether road improvements would be required. The Mayor stated that a road-delay agreement would be required because the property fronted Black Rock Road. The Planning Commission had recommended approval on September 9, 2026.

MOTION: Council Member Taylor moved to approve Ordinance O-2026-19, Zone Change for parcel AV-1354-D-1 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant Randall and Marilyn Pemberton Trustees.

SECOND: Council Member Fralish 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 Fralish - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

4. Ordinance O-2026-20, Zone Change for parcel AV-1354-D-2 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

The Council considered the requested zone change for parcel AV-1354-D-2. The Mayor noted that the parcel was adjacent to the parcel considered under the previous item and involved the same applicants and requested zoning. The Planning Commission had recommended approval on September 9, 2026.

MOTION: Council Member Sair moved to approve Ordinance O-2026-20, Zone Change for parcel AV-1354-D-2 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant Randall and Marilyn Pemberton Trustees.

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

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.

The Mayor recommended appointing Brooke Paxton to fill the regular Planning Commission vacancy created by Council Member Fralish's appointment to the Town Council. The Mayor explained that the appointment was subject to the advice and consent of the Council.

MOTION: Council Member Taylor moved to approve Resolution R-2026-33, acknowledging the Planning Commission vacancy and appointing Brooke Paxton as a regular member.

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

6. Resolution R-2026-35, Appointment of Alternate Planning Commission.

The Mayor recommended appointing Tanya Knudson as an alternate member of the Planning Commission and discussed Knudson's willingness to attend meetings and learn the Planning Commission process.

MOTION: Council Member Sair moved to approve Resolution R-2026-35, appointing Tanya Knudson as an alternate member of the Planning Commission.

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
 Council Member Sair - Aye
 Mayor Farrar - Aye
 Council Member Fralish - Aye
 Council Member Palmer - Aye
 The vote was unanimous and the motion carried.

7. Ordinance O-2026-21, Amend Title 10.18.020 Residential Lots; Access.

The Council considered Ordinance O-2026-21 as a housekeeping amendment to make the residential access provisions consistent with the Town's previously adopted 24-inch culvert standard for new construction. The Mayor explained that the ordinance retained discretion for different culvert sizes when site conditions required an alternative.

The Mayor stated that additional ordinance changes would be presented in the coming months following work with the Town Engineer to address drainage design and culvert sizing on a site-specific basis. The Council discussed how required culvert capacity could vary based on location, accumulated drainage flows, rock conditions, utilities within bar ditches, and other site constraints. The Mayor stated that the anticipated changes would apply to new construction and that existing residents would not generally be required to replace existing culverts at their own expense. The Mayor also discussed using stormwater funding for future drainage improvements. The Planning Commission had recommended approval on September 9, 2026.

MOTION: Council Member Taylor moved to approve Ordinance O-2026-21, Amend Title 10.18.020 Residential Lots; Access.

SECOND: Council Member Sair seconded the motion.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
 Council Member Sair - Aye
 Mayor Farrar - Aye
 Council Member Fralish - Aye
 Council Member Palmer - Aye
 The vote was unanimous and the motion carried.

8. Resolution R-2026-32, Amend Personnel Policies and Procedures (Leave).

Council Member Sair recused from consideration of this item. The Council considered Resolution R-2026-32 regarding leave provisions for exempt salaried employees. The Mayor explained that the amendment would allow eligible employees to sell back up to 80 hours of vacation leave per year while maintaining at least 40 hours of accrued vacation. The amendment would also increase the maximum banked vacation balance from 120 hours to 140 hours. The Mayor discussed the change as a way to provide flexibility for employees while reducing the potential for large accrued-leave payouts in future budgets.

MOTION: Council Member Fralish moved to approve Resolution R-2026-32, Amend Personnel Policies and Procedures (Leave).

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye

Council Member Sair - Recused

Mayor Farrar - Aye

Council Member Fralish - Aye

Council Member Palmer - Aye

The motion carried.

9. Resolution R-2026-34 - Amend Title 01.21.000 Appendix B Acknowledgement of Water Supply.

The Council considered Resolution R-2026-34 as a housekeeping amendment to the Town's Acknowledgement of Water Supply form. The Mayor explained that the amendment updated the form to reference the Town of Apple Valley. The Council briefly discussed separate language previously added to water-related documentation clarifying that issuance of a will-serve letter did not guarantee the timing or availability of water service.

MOTION: Council Member Taylor moved to approve Resolution R-2026-34, Amend Title 01.21.000 Appendix B Acknowledgement of Water Supply.

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 Fralish - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

CONSENT AGENDA

The Consent Portion of the Agenda was considered by one non-debatable motion. The Council reviewed the following items:

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.

The Mayor noted a \$10,000 expenditure to Cluff Drilling & Pump associated with final work on the Merritt and Gregerson well project and stated that the expenditure was included within the previously discussed project costs. The Mayor reported that the Fiscal Year 2027 budget remained generally aligned with the expected percentage of the fiscal year completed.

MOTION: Council Member Taylor moved to approve the Consent Agenda, Items 10, 11, 12, and 13.

SECOND: Council Member Sair seconded the motion.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Fralish - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

A closed session was not requested.

ADJOURNMENT

MOTION: Council Member Sair moved to adjourn.

SECOND: Council Member Fralish seconded the motion.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Fralish - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at approximately 6:31 PM.

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo



TOWN COUNCIL EMERGENCY MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, September 30, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Town Council Emergency Meeting was called to order by Mayor Farrar at 6:00 PM. The Pledge of Allegiance was offered.

ROLL CALL

PRESENT

Mayor Michael Farrar
Council Member Scott Taylor
Council Member Richard Palmer

ABSENT

Council Member Kevin Sair
Council Member Lee Fralish

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

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

No Mayor's Town Update was provided.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments were offered in person or online.

DISCUSSION AND ACTION

1. Continuation of the Town's Local State of Emergency Related to the August 2026 Flooding Event Through November 14, 2026.

The Council considered continuing the Town's local state of emergency related to the August 2026 flooding event. Mayor Farrar explained that flood recovery work had begun but remained incomplete because road and drainage repairs and other recovery efforts were taking longer than anticipated. The Mayor stated that the County had already extended its emergency and requested that the Town extend its local state of emergency through November 14, 2026, so the remaining work could continue. The Mayor noted that the emergency could be ended earlier at the October meeting if the recovery work was completed before that date.

MOTION: Council Member Taylor moved to approve the continuation of the Town's local state of emergency related to the August 2026 flooding event through November 14, 2026, due to continuing flood damage, road and drainage repairs, and recovery efforts.

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye

Council Member Sair - Absent

Mayor Farrar - Aye

Council Member Fralish - Absent

Council Member Palmer - Aye

The vote was unanimous among those present 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 Taylor moved to adjourn.

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye

Council Member Sair - Absent

Mayor Farrar - Aye

Council Member Fralish - Absent

Council Member Palmer - Aye

The vote was unanimous among those present and the motion carried.

The meeting was adjourned.

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo