



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