



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, as 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