



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 18, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE, PRAYER

The Town Council meeting was called to order by the Mayor at 6:00 PM. The Pledge of Allegiance and an invocation were offered.

ROLL CALL

PRESENT

Mayor Michael Farrar, Council Member Kevin Sair, Council Member Scott Taylor, Council Member Richard Palmer

ABSENT

Council Member Annie Spendlove

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were declared.

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

The Mayor provided several updates to the Council and public. A community garden Easter event was announced for April 4, including activities such as an egg hunt, workshops, and tours.

The Mayor reported that the water tank design was approximately 99% complete, with remaining uncertainties to be resolved during construction due to incomplete historical records. Soil testing was complete, and funding for the project had been approved, with final documentation pending before construction could begin. Work on the water tank and turning lanes near Cinder Hill Road was expected to begin once funding was released.

A recent traffic accident on Cinder Hill Road was discussed, noting safety concerns. The Mayor stated that improvements such as turning lanes would be prioritized before construction traffic was allowed in the area.

The Mayor encouraged residents to complete a park survey to guide future park planning and noted that no active lawsuits were currently pending against the Town. The Town had successfully resolved a prior case before the Utah State Board of Appeals.

Additionally, the Mayor reported that the Town had been awarded a \$2 million grant for a pipeline project, exceeding the original request. The Town also planned to hire an additional part-time fire department employee to support operations and provide coverage.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

One member of the public asked about an easement near Cedar Point and whether it would remain accessible or gated. The Mayor responded that the property was believed to be owned by the school district and was not a public road or easement. The Mayor stated the matter would be reviewed further.

Meeting Record Note

At approximately 10:23 in the meeting recording, the video/audio experienced a disruption. Due to the technical issue, the recording was restarted, resulting in a brief interruption in continuity.

PUBLIC HEARING

- 1. Ordinance O-2026-07, Amend Title 1.02.010 New Connections For Water Service. (Allow water meters/service without a building permit.)**

Mayor Farrar opened the public hearing. No public comments. Mayor Farrar closed the public hearing.

- 2. Ordinance O-2026-10, Amending the compensation for the Town Clerk/Recorder.**

Mayor Farrar opened the public hearing. No public comments. Mayor Farrar closed the public hearing.

DISCUSSION AND ACTION

- 3. Ordinance O-2026-07, Amend Title 1.02.010 New Connections For Water Service. (Allow water meters/service without a building permit.)**

The Council discussed allowing property owners to connect to water service without obtaining a building permit. The Mayor explained that the change would allow property owners to use water for non-residential purposes, such as gardening or land maintenance, while maintaining safeguards to prevent misuse. The Council expressed agreement that the ordinance supported property rights and flexibility.

MOTION: Council Member Taylor moved we approve Ordinance O-2026-07, Amend Title 1.02.010 New Connections For Water Service. (Allow water meters/service without a building permit.)

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Absent
Council Member Palmer - Aye

Motion carried.

- 4. Ordinance O-2026-08 Amend Title 10.02.050 Building Permit Required, 10.10.020 A Agricultural Zone, and 10.10.050 RE Rural Estates Zone. (Allow water meters/service without a building permit and allow animal enclosures in the front and side yards of people's property)**

Planning Commission held a public hearing on March 11, 2026, and recommended approval of the ordinance with two lines removed, and the attached ordinance reflects those recommended changes.

The Council considered amendments to allow water connections without a building permit and to permit animal enclosures in front and side yards. The Mayor explained that the change was prompted by nuisance complaints and a review of existing conditions throughout the town. The Planning Commission had recommended approval with modifications.

The Council discussed rural living considerations and enforcement standards.

MOTION: Council Member Taylor moved we approve Ordinance O-2026-08 Amend Title 10.02.050 Building Permit Required, 10.10.020 A Agricultural Zone, and 10.10.050 RE Rural Estates Zone. (Allow water meters/service without a building permit and allow animal enclosures in the front and side yards of people's property). Planning Commission held a public hearing on March 11, 2026, and recommended approval of the ordinance with two lines removed, and the attached ordinance reflects those recommended changes.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Absent
Council Member Palmer - Aye

Motion carried.

5. Ordinance O-2026-09, Adopting the Town of Apple Valley Procurement Ordinance.

The Council reviewed adoption of a procurement ordinance, formalizing an existing policy following recommendations from the Utah State Auditor's Office.

MOTION: Council Member Sair moved we approve Ordinance O-2026-09, Adopting the Town of Apple Valley Procurement Ordinance.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Absent
Council Member Palmer - Aye

Motion carried.

6. Ordinance O-2026-10, Amending the compensation for the Town Clerk/Recorder.

The Council considered a wage increase for the Town Clerk/Recorder. During discussion, the Mayor stated that the Recorder was "priceless" and expressed strong support for the increase, while also acknowledging the limitations of the Town's budget.

Council Member Sair recused from participation and voting due to a conflict of interest.

MOTION: Council Member Taylor moved we approve Ordinance O-2026-10, Amending the compensation for the Town Clerk/Recorder.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Recused
Mayor Farrar - Aye
Council Member Spendlove - Absent
Council Member Palmer - Aye

Motion carried.

CONSENT AGENDA

7. Disbursement Listing for February 2026.

8. Budget Report for Fiscal Year 2026 through February 2026.

9. February 2026 Water Usage Comparison.

The Mayor discussed an emergency water repair expense and provided an explanation for the cost. Revenues were reported as exceeding projections.

MOTION: Council Member Taylor moved that we approve the Consent Agenda, items numbers 7, 8, and 9.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Absent
Council Member Palmer - Aye

Motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

No request for closed session.

ADJOURNMENT

MOTION: Council Member Sair moved to adjourn.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye

Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Absent
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo

DRAFT