



TOWN COUNCIL HEARING AND MEETING MINUTES

1777 N Meadowlark Dr, Apple Valley (Electronic via Zoom)

Wednesday, February 18, 2026 at 6:00 PM

A meeting of the Town Council of the Town of Apple Valley was held Wednesday, February 18, 2026, commencing at 6:00 PM.

CALL TO ORDER

Mayor Farrar called the meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE

Those present recited the Pledge of Allegiance.

PRAYER

An opening prayer was offered.

ROLL CALL

Mayor Michael Farrar – Present

Council Member Kevin Sair – Present

Council Member Scott Taylor – Present

Council Member Richard Palmer – Present

Council Member Annie Spendlove – Arrived prior to Closed Session (7:04 PM)

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were declared.

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

Mayor Farrar announced that a special Town Council meeting would be held the following Wednesday at 6:00 PM to discuss possible termination of a master development agreement involving Standard Development.

Mayor Farrar addressed complaints that had been received regarding gates located on Gould Wash Road. The Mayor explained that Gold Wash Road is a public road and stated that the gates are permitted to remain in place but must allow public access.

The Mayor reported on a missing person incident involving a juvenile who was later located safely and reunited with family.

The Mayor provided an update regarding the water tank project and ongoing efforts to locate underground pipes before excavation.

Council Member Sair reported on community cleanup and road maintenance efforts and noted that some areas would require additional work due to recent rain.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

Libby Wells asked questions regarding payroll allocations for the water department and discrepancies between the disbursement listing and the operational budget report.

The Mayor and finance staff explained that payroll expenses included the water department employees as well as portions of certain administrative staff salaries. It was further explained that differences between the disbursement listing and the operational budget report were due to timing differences between when invoices were entered into the accounting system and when payments were processed.

PUBLIC HEARING

1. Ordinance O-2026-04, Amend Title 12.02.040 12.02.040 Adoption Of Codes By Reference (2006 edition of the International Urban Wildland Interface Code (IWUIC) including Appendix Chapters A, B, and C.

Fire Chief Michael Gross explained that the ordinance was intended to document adoption of the correct edition of the International Wildland Urban Interface Code, 2006 edition, including Appendix Chapters A, B, and C, in order to align the Town's code with current state requirements under House Bill 48. Fire Chief Gross stated that although the Town had been using the current code, the code section still referenced the 2003 edition, and the amendment would correct that record. Fire Chief Gross further explained that the appendices include a hazard severity form used to evaluate topography, surrounding conditions, vegetation, and construction methods in wildfire-prone areas.

Mayor Farrar stated concern regarding the potential impact the new state wildfire mapping and assessment requirements could have on homeowners' insurance rates and coverage. The Mayor noted that many insurance companies already use wildfire risk assessments when determining coverage.

Heber Hyred, Washington County Fire Warden, provided an overview of House Bill 48, explaining that the legislation was passed during the 2025 Utah legislative session and became effective January 1, 2026. Hyred stated that the bill was intended to increase awareness of wildfire risk, encourage property owners to reduce wildfire hazards around structures, and require insurance companies to utilize the State's high-risk Wildland Urban Interface (WUI) map when evaluating wildfire risk. Hyred explained that the law also requires participating counties and municipalities to adopt and enforce the WUI code and establishes a high-risk WUI boundary map identifying structures most susceptible to wildfire damage.

Hyred explained that the program includes a fee assessed to structures located within designated high-risk WUI areas and that property owners may request lot assessments to receive mitigation recommendations that could reduce wildfire risk and potentially reduce future fees. Hyred further explained that the initial fee structure for 2026 and 2027 would range from \$20 to \$100 depending on the taxable square footage of the structure.

Bridgette Butynski, Community Wildfire Specialist for Washington County, explained that lot assessments are request-based and not automatic inspections. Butynski stated that property owners who choose not to request an assessment would remain subject to the higher fee tier, while property owners who complete recommended mitigation measures may qualify for reduced fee levels in future years. Butynski also explained that the State Division of Forestry, Fire and State Lands is responsible for administering the program and that additional personnel, including county or local fire personnel, may be trained in the future to assist with assessments.

Finance Director/Deputy Clerk Michelle Kinney asked several questions regarding the administration of the program. Kinney asked how the fees would be funded through property taxes, whether the collected fees would adequately support the cost of the program, and why property owners conducting self-assessments would still be required to pay the administrative fee. Kinney also questioned the accuracy of the state's WUI mapping for the community and whether local governments had sufficient opportunity to provide input during the development of the map.

Stewart Riding, speaking as a resident, expressed concern regarding the potential impacts the program could have on homeowners if insurance companies increase rates or drop coverage before residents are able to obtain assessments or complete mitigation work. Riding questioned whether the implementation of the program adequately protects residents during the transition period.

Additional discussion occurred regarding the development of the WUI map, the process for requesting assessments, the appeals process for property owners, and the potential for future updates to the mapping data. It was explained that the map will be updated periodically as additional data becomes available and as mitigation work is completed in communities.

Fire Chief Gross further clarified that adoption of the WUI code does not create the wildfire risk classification itself, but that failing to adopt the code could limit the Town's participation in the cooperative wildfire system and could restrict development options in rural areas that rely on alternative fire protection measures allowed under the WUI code.

Mayor Farrar closed the public hearing.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

MOTION: Mayor Farrar moved that we go into a closed session to discuss some legal issues and some possible legal issues with some development agreements from Standard Development.

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 Spendlove - Absent
Council Member Palmer - Aye

Vote: Motion carried by the required two-thirds vote.

Council Member Annie Spendlove arrived prior to the Council entering closed session.

Council Member Spendlove joined the meeting at approximately 7:04 PM, immediately before the Council convened into closed session.

The Council entered closed session at 7:04 PM.

The Town Council returned to open session at 7:22 PM. Mayor Farrar called the meeting back to order.

Council Member Annie Spendlove, who had arrived prior to the closed session, participated in the roll call at this time and declared no conflicts of interest.

No action was taken during the closed session.

PUBLIC HEARING

2. Ordinance O-2026-03, Amend Administrative Code Title 2.10.050 Compensation Schedule and 2.14.030 Establishment Of Municipal Planning Commission.

The Mayor explained the ordinance would eliminate water and trash stipends for Town Council and Planning Commission members and replace them with simplified meeting stipends.

No public comments were received.

Mayor Farrar closed the public hearing.

3. Resolution R-2026-05, Amending the Town of Apple Valley Fiscal Year 2026 Budget.

The Mayor reviewed proposed budget amendments including adjustments to legal expenses, employee benefits, retirement contributions, and transfers to savings.

No public comments were received.

Mayor Farrar closed the public hearing.

4. Ordinance O-2026-05, Amending the Compensation of the Fire Chief.

The Mayor proposed increasing the Fire Chief's salary by \$5,000.

No public comments were received.

Mayor Farrar closed the public hearing.

DISCUSSION AND ACTION

5. Ordinance O-2026-04, Amend Title 12.02.040 Adoption Of Codes By Reference (2006 edition of the International Urban Wildland Interface Code (IWUIC) including Appendix Chapters A, B, and C.

Mayor Farrar introduced Ordinance O-2026-04 and stated that the item had been discussed during the earlier public hearing. The Mayor explained that the ordinance was intended to correct the Town's code to reflect the proper edition of the Wildland Urban Interface Code currently being used.

Fire Chief Michael Gross confirmed that the amendment would ensure the Town's municipal code accurately reflects adoption of the 2006 edition of the International Wildland Urban Interface Code, including Appendix Chapters A, B, and C. Fire Chief Gross explained that the change addresses discrepancies between code versions and documents the correct edition that the Town has been operating under.

The Mayor clarified that the ordinance simply adopts the correct version of the WUI code to resolve the version inconsistency.

Council discussion concluded and the Council proceeded with a motion.

MOTION: Council Member Taylor moved to approve Ordinance O-2026-04, Amend Title 12.02.040 Adoption Of Codes By Reference (2006 edition of the International Urban Wildland Interface Code (IWUIC) including Appendix Chapters A, B, and C).

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a Roll Call vote:

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

Motion carried.

Council Member Sair stated the abstention was due to concerns regarding property rights and state-level regulatory impacts.

6. Ordinance O-2026-03, Amend Administrative Code Title 2.10.050 Compensation Schedule and 2.14.030 Establishment Of Municipal Planning Commission.

Mayor Farrar introduced Ordinance O-2026-03 and stated that the item had been discussed earlier in the meeting. The Mayor explained that the ordinance addresses updates to the compensation schedule and clarifies provisions related to the Municipal Planning Commission, including stipends and meeting adjustments.

Discussion referenced the earlier conversation regarding stipends for Planning Commission members and proposed changes related to meeting scheduling.

Following discussion, the Council proceeded with consideration of the ordinance.

MOTION: Council Member Taylor moved to approve Ordinance O-2026-03, Amend Administrative Code Title 2.10.050 Compensation Schedule and 2.14.030 Establishment Of Municipal 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 Spendlove - Aye
Council Member Palmer - Aye

Motion carried.

7. Resolution R-2026-05, Amending the Town of Apple Valley Fiscal Year 2026 Budget.

Mayor Farrar introduced Resolution R-2026-05, explaining that the proposed amendment reflected several adjustments to the Fiscal Year 2026 budget. The Mayor stated that the highlighted portions of the budget document identified the changes being considered for approval.

Mayor Farrar explained that legal fees from the prior fiscal year were separated from the current fiscal year reporting to provide clearer transparency regarding actual spending. The Mayor noted that the legal services budget was increased because the Town had nearly reached the originally budgeted amount and additional legal work had occurred during the year.

Mayor Farrar also explained that the Fire Department salaries and wages line item was reduced because a part-time position had not yet been filled. After discussing the matter with Fire Chief Michael Gross, a portion of those funds was reallocated to balance other budget categories. Adjustments were also made to employee benefits and retirement contributions, which had come in slightly higher than originally anticipated.

Additional adjustments included an increase to the Town payroll service line item and updates to transfers to funds, which represent funds that will be placed into savings at the end of the fiscal year.

Mayor Farrar noted that the budget may be amended again later in the fiscal year as required to ensure that all accounts balance, and that some variances in categories may be due to coding differences between budget line items.

Council Member Sair expressed appreciation to Fire Chief Michael Gross for the work performed by the Fire Department in keeping the community safe and stated that the Council and Mayor support the department.

Following discussion, the Council proceeded with consideration of the resolution.

MOTION: Council Member Sair moved we approve Resolution R-2026-05, Amending the Town of Apple Valley Fiscal Year 2026 Budget.

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a Roll Call vote:

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

Motion carried.

8. Ordinance O-2026-05, Amending the Compensation of the Fire Chief.

Mayor Farrar introduced Ordinance O-2026-05, explaining that the ordinance proposes an adjustment to the Fire Chief compensation schedule. The amendment increases the Fire Chief salary from \$60,000 to \$65,000, representing a \$5,000 increase.

The Mayor noted that the adjustment was discussed earlier with Fire Chief Michael Gross and reflects the Council's recognition of the responsibilities associated with the position.

Following discussion, the Council proceeded with consideration of the ordinance.

MOTION: Council Member Sair moved to approve Ordinance O-2026-05, Amending the Compensation of the Fire Chief.

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a Roll Call vote:

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

Motion carried.

9. Ordinance O-2026-02, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1354-C, 474 S Coyote Rd, Acres: 20. Applicant: Jeremiah Allred. Planning Commission recommended approval on February 11, 2026.

Mayor Farrar introduced Ordinance O-2026-02, explaining that the request involved a zone change for approximately 20 acres located at 474 South Coyote Road. The current zoning designation was Open Space Transition (OST) and the applicant requested a change to Agricultural (A-5).

Mayor Farrar stated that the property owner, Jeremiah Allred, currently has an existing home on the property and that the zoning designation had remained OST from earlier zoning classifications. The Mayor explained that the applicant intends to divide the property into two parcels and construct a second home for a family member if the zone change is approved.

Mayor Farrar noted that the surrounding properties in the area are zoned Agricultural (A-5) and that the proposed zone change is consistent with the Town's General Plan. The Mayor also stated that the property is served by a well and that the Planning Commission reviewed the request and recommended approval at its meeting on February 11, 2026.

Council discussion included confirmation that the proposed zoning aligns with existing zoning in the area and that the property meets the requirements for agricultural zoning.

Following discussion, the Council proceeded with consideration of the ordinance.

MOTION: Council Member Taylor moved to approve Ordinance O-2026-02, Zone Change Application, Current Zone: Open Space Transition, Proposed Zone: Agricultural Five Acres, Project location: AV-1354-C, 474 S Coyote Rd, Acres: 20. Applicant: Jeremiah Allred.

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a Roll Call vote:

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

Motion carried.

10. Special Event Application – 2026 Zion Ultras for April 10-12, 2026.

Mayor Farrar introduced Special Event Application 2026-09 for the Ultras event hosted by Vacation Races, scheduled for April 10–12, 2026.

Mayor Farrar explained that the event is held annually and involves a race route that begins in Virgin, Utah, and travels through portions of the surrounding area, including areas north of the highway near Main Street in Apple Valley. The Mayor stated that event setup and camping activities would occur on Friday, April 10, the primary race events would take place on Saturday, April 11, and remaining race activities and teardown would occur on Sunday, April 12.

Mayor Farrar stated that the event organizers expect approximately 1,200 to 1,400 participants and attendees. The Mayor also noted that event fees were adjusted and would total approximately \$7,000, including fees associated with the event permit, drone usage, and dirt road use. The event organizers also agreed to water down dirt roads during the event to minimize dust.

Mayor Farrar noted that the event has been held previously and that fewer complaints were received during the most recent event.

Following discussion, the Council proceeded with consideration of the application.

MOTION: Council Member Sair moved to approve the Special Event Application – 2026 Zion Ultras for April 10-12, 2026.

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a vote:

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

Motion carried.

11. Ordinance O-2026-01, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements. Planning Commission recommended approval on February 11, 2026.

Mayor Farrar introduced Ordinance O-2026-01, explaining that the amendment modifies the allowable percentage of a property that may contain smaller accessory buildings that are exempt from building permit requirements.

Mayor Farrar stated that the previous ordinance allowed unpermitted accessory structures totaling 1% of the square footage of the property. After the Town determined that permits would no longer be

required for shipping containers, the Mayor explained that the limit needed to be adjusted to better accommodate typical property use. The amendment increases the allowable limit to 3% of the total square footage of the property.

Mayor Farrar explained that on a one-acre parcel, the amendment would allow approximately 1,300 square feet of accessory structures that do not require a building permit. The Mayor noted that the regulation primarily exists to prevent extreme scenarios involving excessive numbers of small structures while allowing property owners greater flexibility in the use of their land.

The Mayor stated that the Planning Commission reviewed the proposal and recommended approval at its meeting on February 11, 2026.

Following discussion, the Council proceeded with consideration of the ordinance.

MOTION: Council Member Sair moved to approve Ordinance O-2026-01, Amend Title 10.28.250 Smaller Accessory Building Exempt From Building Permit Requirements. Planning Commission recommended approval on February 11, 2026.

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a Roll Call vote:

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

Motion carried.

12. Resolution R-2026-02, Appointing a Representative to Serve on the Administrative Control Board of Washington County Special Service District No. 1.

Mayor Farrar introduced Resolution R-2026-02, explaining that the resolution appoints a representative to serve on the Administrative Control Board of Washington County Special Service District No. 1, which oversees waste management services.

Mayor Farrar stated that Council Member Kevin Sair had previously served as the Town's representative but was no longer able to continue due to scheduling conflicts. Council Member Sair noted that the time commitment for the position can be difficult to accommodate with work schedules.

Mayor Farrar explained that Finance Director/Deputy Clerk Michelle Kinney had indicated a willingness to serve in the position if appointed. Council members discussed the responsibilities of the board and the importance of representation for the Town.

Following discussion, the Council proceeded with consideration of the resolution.

MOTION: Council Member Sair moved to approve Resolution R-2026-02, Appointing a Representative to Serve on the Administrative Control Board of Washington County Special Service District No. 1 and appoint Michelle Kinney as the Town's representative.

SECOND: Council Member Palmer seconded the motion.

VOTE: Mayor Farrar called for a Roll Call vote:

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

Motion carried.

13. Resolution R-2026-03, Amend Personnel Policies and Procedures (Salary Planning) Volunteer stipend updates.

Mayor Farrar introduced Resolution R-2026-03, explaining that the resolution updates sections of the Town's Personnel Policy and Procedures related to salary planning and volunteer and stipend provisions.

Mayor Farrar stated that the amendment removes language that had already been addressed earlier in the meeting under Item 6, and the resolution ensures that the same correction is reflected within the personnel policy document.

The Mayor explained that the purpose of the resolution was to align the personnel policies with the changes previously approved by the Council.

Following discussion, the Council proceeded with consideration of the resolution.

MOTION: Council Member Sair moved to approve Resolution R-2026-03, Amend Personnel Policies and Procedures (Salary Planning) Volunteer stipend updates.

SECOND: Council Member Palmer seconded the motion.

Following the second, Finance Director/Deputy Clerk Michelle Kinney clarified that the resolution also included updates related to the Fire Department within the personnel policy document.

VOTE: Mayor Farrar called for a Roll Call vote:

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

Motion carried.

14. Resolution R-2026-04, Amend Personnel Policies and Procedures (Leave) Vacation Policy Revisions.

Mayor Farrar introduced Resolution R-2026-04, explaining that the resolution updates the Town's Personnel Policies and Procedures related to leave and vacation accrual. The Mayor stated that the

purpose of the revisions was to align the Town's policies more closely with those used by other municipalities.

Mayor Farrar explained that the changes address situations where employees accumulate large amounts of unused vacation time over many years and later request payment for the unused leave when leaving employment. The Mayor noted that such situations could create a significant financial obligation for the Town if large payouts were required at one time. The revised policy allows employees to carry over a limited amount of vacation time but establishes limits to prevent excessive accrual.

Council Member Sair stated that situations involving large vacation payouts had occurred in the past and that the policy change would help protect the Town's budget. Sair stated that although there were portions of the policy they would like to review further, they generally supported the revisions and intended to discuss additional concerns with staff at a later time.

Following discussion, the Council proceeded with consideration of the resolution.

MOTION: Council Member Taylor moved to approve Resolution R-2026-04, Amend Personnel Policies and Procedures (Leave) Vacation Policy Revisions.

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 Spendlove - Aye
Council Member Palmer - Aye

Motion carried.

15. Resolution R-2026-06, Amend Personnel Policies And Procedures Benefits (URS updates for Employee contributions).

Mayor Farrar introduced Resolution R-2026-06, explaining that the resolution updates the Town's Personnel Policies and Procedures related to employee retirement benefits through the Utah Retirement Systems (URS).

Mayor Farrar stated that the amendment would provide employees with the option to participate in a 401(k)-type retirement savings plan, noting that the Town would not be providing a matching contribution at this time. The Mayor explained that the option would not create additional costs for the Town but could allow for future consideration of matching contributions or expanded benefit options as the Town grows or when hiring additional staff.

Finance Director/Deputy Clerk Michelle Kinney clarified that employees already have the option to participate in a 401(k) plan, and that the amendment specifically adds the Roth option to the available retirement savings plans offered through URS.

Following discussion, the Council proceeded with consideration of the resolution.

MOTION: Council Member Taylor moved to approve Resolution R-2026-06, Amend Personnel Policies And Procedures Benefits (URS updates for Employee contributions).

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 Spendlove - Aye
Council Member Palmer - Aye

Motion carried.

CONSENT AGENDA

16. Minutes: January 21, 2026 - Town Council Hearing and Meeting.
17. Approval of acceptance of a donated vehicle for Town use.
18. Disbursement Listing for January 2026.
19. Budget Report for Fiscal Year 2026 through January 2026.
20. January 2026 Water Usage Comparison.

Mayor Farrar presented the Consent Agenda, which included approval of the January 21, 2026 Town Council Hearing and Meeting minutes, acceptance of a donated vehicle for Town use, the January 2026 disbursement listing, the Fiscal Year 2026 budget report through January 2026, and the January 2026 water usage comparison report.

Mayor Farrar explained that the donated vehicle is a four-wheel-drive truck with approximately 100,000 miles that was donated to the Town for work use. The Mayor stated that the vehicle has an estimated value of approximately \$15,000 and would be beneficial for Town operations, particularly during winter conditions. The Mayor also noted that Town ordinance requires formal approval of donated property.

Council Member Sair expressed appreciation for the donation, noting that the vehicle would be useful for Town operations.

Following discussion, the Council proceeded with consideration of the Consent Agenda.

MOTION: Council Member Taylor moved to approve the Consent Agenda 16, 17, 18, 19, and 20.

SECOND: Council Member Palmer seconded.

VOTE: Mayor Farrar called for a vote:

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

Motion carried.

ADJOURNMENT

MOTION: Council Member Sair moved to adjourn.

SECOND: Council Member Palmer seconded.

VOTE: Mayor Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Meeting adjourned at 7:44 PM.

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo

