



## TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, May 21, 2025 at 6:00 PM

### MINUTES

At the May 21, 2025 Town Council meeting, Mayor Michael Farrar called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited, followed by a prayer offered by Council Member Kevin Sair.

**Roll Call** was taken, and the following were present:

Mayor Michael Farrar

Council Member Kevin Sair

Council Member Scott Taylor

Council Member Richard Palmer

Council Member Annie Spendlove (arrived at 6:02 PM and declared no conflict of interest at 6:05 PM)

#### DECLARATION OF CONFLICTS OF INTEREST

None declared.

#### MAYOR'S TOWN UPDATE

During the May 21, 2025 Town Council Meeting, Mayor Michael Farrar provided a comprehensive update on the town's water infrastructure and administrative changes. He reported that the pipeline project is nearly complete, with all construction and testing finished. The only outstanding items are the installation of two electrical components and a utility pole by Rocky Mountain Power. If delays continue, the town is prepared to use an emergency generator to ensure water delivery. Water is expected to flow to residents by mid-to-late June.

The mayor addressed public concerns regarding future golf course development and potential pesticide use, assuring residents that no development is imminent and the town will rigorously monitor environmental safety. He emphasized the commitment to protecting the town's water quality through strict oversight and ongoing state testing.

Mayor Farrar also shared that the town now operates with a balanced budget and has approximately \$500,000 in savings. Efficiencies have been implemented in operations and accounting, resulting in improved financial stability and reduced waste.

A key announcement was the decision to dissolve the Big Plains Special Service District and transfer its responsibilities directly to the Town of Apple Valley. This change aims to streamline operations, reduce administrative costs, and better protect the town's water system by clearly defining service boundaries. The transition, already initiated with the Lieutenant Governor's office, will include a 30-day notice, public hearing, and a final council vote. The mayor assured residents there will be no disruption to water service or billing, and the water operator will continue in their role as a town employee.

#### REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Council Member Kevin Sair reported that the town's spring weed spraying efforts were completed, with costs significantly reduced compared to the previous year—approximately one-fifth of last year's expenses. He praised the efficiency of the subcontractor handling the work and encouraged residents to report any remaining problem areas.

Mayor Michael Farrar followed with an update on road maintenance projects. He announced that he is working on a plan to resurface every street in Apple Valley with new slurry seal and striping to protect the roads from further damage. He acknowledged the historical lack of maintenance, particularly in Cedar Point, and stated that

previous administrations avoided the cost, but the current council is committed to addressing it. He also indicated that funding may be available to apply chip seal to unpaved roads in town, excluding areas already assigned to developers like Gooseberry. Streets mentioned for improvement include Golden Delicious, Mount Zion, and others near the well. The total cost for the roadwork is expected to be around \$400,000.

**PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR**

Mayor Farrar opened the public comments.

No public comments.

Mayor Farrar closed the public comments.

**PUBLIC HEARING**

1. Discussion and hearing for \$50,000 grant funding request to the Community Impact Board (CIB), \$50,000 match from the Town. Request is for a new / revised Impact Fee Facilities Plan to address growth related adjustments. Updates may include revisions in the following areas: Fire / EMS, Public Safety, Storm Drainage, Roads, Public Works, and Parks and Recreation.

Mayor Farra opened the hearing.

During the public hearing segment of the May 21, 2025 Town Council Meeting, Mayor Michael Farrar introduced a grant funding proposal for a new or revised Impact Fee Facilities Plan. The proposal involves a \$50,000 grant request from the Community Impact Board (CIB), with a \$50,000 matching contribution from the Town, bringing the total project budget to \$100,000.

Mayor Farrar explained that the purpose of the project is to update the town’s impact fee studies, which are required by law to be conducted by a qualified engineering firm. These studies help determine appropriate fees charged to new development to support infrastructure expansion.

The revised plan will address growth-related adjustments and may include updates for several infrastructure categories: fire and EMS services, public safety, storm drainage, roads, public works, and parks and recreation. The mayor clarified that this public hearing was required as part of the grant application process.

The public hearing was formally opened, but no public comments were received. Mayor Farrar then closed the hearing, noting that it would be reopened if needed during the discussion and action portion of the meeting.

2. Ordinance O-2025-19: Amend Title 5.09.030 Special Events - Permit Required.

Mayor Farrar opened the hearing.

No public comments.

Mayor Farrar closed the hearing.

**DISCUSSION AND ACTION**

3. CIB Grant Application: Discussion and hearing for \$50,000 grant funding request to the Community Impact Board (CIB), \$50,000 match from the Town. Request is for a new / revised Impact Fee Facilities Plan to address growth related adjustments. Updates may include revisions in the following areas: Fire / EMS, Public Safety, Storm Drainage, Roads, Public Works, and Parks and Recreation.

During the public hearing on May 21, 2025, the Apple Valley Town Council discussed a proposal to apply for a \$50,000 grant from the Community Impact Board (CIB), matched by \$50,000 from the Town's impact fee account, to fund a new or revised Impact Fee Facilities Plan. The purpose of the plan is to update the Town's approach to collecting and utilizing impact fees in a legally compliant and growth-oriented manner. The plan will include analysis and potential revisions related to fire and EMS, public safety, storm drainage, roads, public works, and parks and recreation. Sunrise Engineering will conduct the study, which is required by law to determine appropriate impact fee amounts through professional analysis rather than estimation.

Mayor Farrar explained that this is a 50/50 grant with no repayment required. The Town's \$50,000 contribution will come from its existing impact fee fund, meaning there will be no new taxes, loans, or financial burden on current residents. Impact fees are charged to new development and are not applied retroactively to existing property owners. The mayor noted that current impact fees average about \$4,000 per home based on one acre lot size but could increase to \$15,000 in the future based on infrastructure demands identified in the study. These fees are intended to finance projects like a new town building, park improvements, road sealing, and fire station upgrades—costs associated with anticipated growth rather than current usage.

The hearing was opened and later reopened during the discussion to allow for public comment. Resident John McNamara raised concerns about construction traffic in Cedar Point and asked whether alternate routes could be used to preserve road quality. Mayor Farrar explained that public roads cannot be restricted and the alternate entrance is designated for emergency use only. He shared that a Master Transportation Plan is in development to address long-term infrastructure planning and reduce congestion.

Additional discussion addressed the fairness of impact fee structures. Some council members questioned why fees were based on acreage rather than house size. Council members acknowledged these concerns and agreed that the new study would help reassess and modernize the fee system. It was also clarified that impact fees can only be used for new infrastructure directly related to growth, not for maintenance or unrelated capital expenses.

The council supported moving forward with the grant application, emphasizing that it will improve transparency, ensure legal compliance, and prepare the town for responsible future growth without financially impacting current residents.

Mayor Farrar commented that if the funding offered by the CIB were in the form of a loan rather than a grant, the Town would have to decline, as it does not have the budget capacity to take on additional debt for this project. Accepting a loan would create unnecessary financial strain, which the Town is committed to avoiding.

**MOTION:** Council Member Taylor moved that we approve the submittal of the CIB Grant Application: Discussion and hearing for \$50,000 grant funding request to the Community Impact Board (CIB), \$50,000 match from the Town. Request is for a new / revised Impact Fee Facilities Plan to address growth related adjustments. Updates may include revisions in the following areas: Fire / EMS, Public Safety, Storm Drainage, Roads, Public Works, and Parks and Recreation.

**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 - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Mayor Farrar noted the Town's need for ambulances and EMTs.

4. Ordinance O-2025-19: Amend Title 5.09.030 Special Events - Permit Required.

Mayor Farrar introduced the proposed amendment to the special events permit ordinance, explaining that it would exempt town-sponsored events from requiring a special event license. He gave examples such as community garden events or town-hosted gatherings with refreshments. Council Member Spendlove asked whether events like family reunions would be exempt, and the mayor confirmed that exemptions for private property events are already included in the ordinance language.

**MOTION:** Council Member Sair motioned we approve Ordinance O-2025-19: Amend Title 5.09.030 Special Events - Permit Required.

**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 - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

5. Resolution R-2025-08: Adoption of the Tentative FY 2026 Budget and Setting a Public Hearing on the FY 2026 Annual Budget for June 18, 2025.

During the May 21, 2025 Town Council meeting, Mayor Farrar presented Resolution R-2025-08, introducing the tentative FY 2026 budget and setting a public hearing for June 18, 2025 to adopt the final budget. He reported that the Town remained financially healthy despite a tighter budget this year, due in part to additional staffing—such as a new public works employee, converting a position to full-time, hiring a receptionist, and budgeting for a part-time firefighter.

Council Member Spendlove noted the difference in total expenditures from the previous year, and Mayor Farrar affirmed that while the budget had tightened, the Town continued to operate efficiently. He commented that the staff is budget-conscious, describing them humorously as "extremely cheap," and praised their ability to manage public funds responsibly. He highlighted visible improvements throughout town, including roadwork, infrastructure, and emergency services, indicating that residents are seeing tangible results from their tax contributions.

Council Member Sair mentioned that a broken bulletin board had been repaired and acknowledged the active presence of Public Works staff, who have been clearing bar ditches for residents and managing other maintenance tasks. The mayor added that thistle spraying efforts were also underway.

Mayor Farrar reviewed projected revenues, which were estimated at approximately \$973,000, and discussed how the budget was structured to reflect responsible spending. He included a \$5,000 expenditure line for council use in supporting projects like the community garden. He also stated that attorney fees were currently well-controlled, though one ongoing lawsuit from a resident remained unresolved. The appeal process could result in legal costs ranging between \$25,000 and \$50,000 annually over the next three years, as the case is no longer covered by insurance.

The council engaged in general discussion about the budget, with no major objections raised. Mayor Farrar concluded by emphasizing the need for a balanced budget by the end of the fiscal year and stated that a final version would be presented at the next council meeting.

**MOTION:** Council Member Sair motioned we approve Resolution R-2025-08: Adoption of the Tentative FY 2026 Budget and Setting a Public Hearing on the FY 2026 Annual Budget for June 18, 2025.

**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 - Aye  
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

6. Resolution R-2025-09 Amend Cash Receipting And Deposit Policy.

Mayor Farrar presented Resolution R-2025-09 to update the Town's cash receipting and deposit policy. He explained the changes were housekeeping measures to reflect current practices, including recent staffing changes such as the hiring of a new receptionist.

Key updates included revised titles (e.g., "receiving designee" instead of "receiving clerk") and procedures to enhance accountability. Transactions over \$5,000 now require the receiving designee to notify the treasurer. Cash handling must occur under camera surveillance with two employees present, or detailed registers must be submitted if processed alone.

Mayor Farrar emphasized the updates were not due to mistrust but to ensure transparency. The council also agreed to remove a blank section (8) from the policy.

**MOTION:** Council Member Sair motioned we approve Resolution R-2025-09 Amended Cash Receipting And Deposit Policy and strike number 8.

**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 - Aye  
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

7. Ordinance O-2025-17: Approval of Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182.

\*Planning Commission recommend approval on May 14, 2025.

Mayor Farrar presented Ordinance O-2025-17, approving a zone change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch development. The affected parcels included AV-2165, AV-2184, and AV-2182. The mayor explained that the zone change had already been approved by the council through a development agreement, and this ordinance served as a procedural step to finalize documentation and confirm that landowners were notified.

He noted that the update was primarily administrative, related to recordkeeping and funds received from the developer. During the discussion, it was clarified that if the development agreement were to fall through, the zoning would revert back to OST. The council supported adding this reversion clause to the ordinance to ensure clear protections and documentation.

**MOTION:** Council Member Spendlove motioned that we approve O-2025-17 Zone Change from Open Space Transition to Rural Estate 1 Acre Zone (RE-1) for parcels AV-2165, AV-2184, and AV-2182 as is states in the development agreement.

**SECOND:** The motion was seconded by Council Member Sair.

**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

The vote was unanimous and the motion carried.

8. Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations.

\*Planning Commission recommended approval on May 14, 2025.

Mayor Farrar presented Ordinance O-2025-18, proposing the adoption of Title 10.42 Beekeeping Regulations. He explained that the ordinance was shaped by community feedback and discussions with the county bee inspector. Initial drafts were based on ordinances from other municipalities but were revised after constructive public input to align with Utah state guidelines, with one addition: commercial hives must provide a water source. This requirement aims to keep bees near their hives and out of neighboring yards and water sources.

Council Member Annie Spendlove, a local beekeeper, supported the ordinance and explained that under state regulations, all beekeepers in Utah must be registered and are subject to inspections by the state's bee inspector. She noted that the inspector is helpful, performs health checks at no cost, and provides education on managing hive health and diseases like American foulbrood. Spendlove shared her own

experience with hive losses due to drought and encouraged residents to plant pollinator-friendly species and provide simple water sources, such as pebble-filled birdbaths.

Council Member Sair suggested sharing pollinator information on bulletin boards and integrating it into the community garden, with Spendlove offering to contact the state's pollinator specialist. Mayor Farrar emphasized that the ordinance is intentionally light and supportive, not restrictive, and was praised by the county bee inspector. The council acknowledged the active and growing interest in beekeeping within the community and highlighted the ordinance's role in promoting safe and responsible practices.

**MOTION:** Council Member Taylor moved that we approve Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations. Planning Commission recommended approval on May 14, 2025.

**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 - Aye  
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

9. Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.

\*Planning Commission recommended approval on May 14, 2025.

Mayor Farrar presented Ordinance O-2025-20, an amendment to the Town of Apple Valley General Plan Map. He explained that the purpose of the update was to bring the map current by incorporating recent land use changes. Specifically, approximately 4,000 acres were converted from Open Space Transition (OST) and Residential to Agricultural (AG) zoning.

The mayor noted that Town Planner Bradley had reviewed and updated the map to reflect these changes. The amendment also corrected zoning discrepancies, such as properties mislabeled as RE-1 that are actually zoned RE-5. Once approved, the updated general plan map would be posted on the Town's website for public reference, ensuring that it accurately reflects the current zoning designations. The Planning Commission had recommended approval of the ordinance on May 14, 2025.

**MOTION:** Council Member Sair motioned we approve Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map. Planning Commission recommended approval on May 14, 2025.

**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 - Aye  
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

#### **CONSENT AGENDA**

10. Minutes: April 16, 2025 - Town Council Hearing and Meeting.
11. Minutes: April 23, 2025 - Special Town Council Meeting.

Mayor Farrar introduced the consent agenda, noting that it could be approved with a single motion. He explained that the accounting portion would be addressed at the next meeting, but the meeting minutes were ready for approval. Council Member Sair confirmed that the minutes had been reviewed.

**MOTION:** Council Member Taylor moved we approve the Consent Agenda 10 and 11.

**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 - Aye  
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

#### **REQUEST FOR A CLOSED SESSION: IF NECESSARY**

No request.

#### **ADJOURNMENT**

**MOTION:** Council Member Sair motioned 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 - Aye  
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:07 PM

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_  
Mayor | Michael L. Farrar

Attest BY: \_\_\_\_\_  
Town Clerk/Recorder | Jenna Vizcardo

DRAFT