



SPECIAL TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 12, 2025 at 6:30 PM

MINUTES

CALL TO ORDER- Mayor Farrar called the meeting to order at 6:24 p.m.

PLEDGE OF ALLEGIANCE

PRAYER- Prayer was offered by Council Member Kevin Sair.

ROLL CALL

PRESENT

Mayor Michael Farrar

Council Member Kevin Sair

Council Member Annie Spendlove

Council Member Scott Taylor

Council Member Richard Palmer

DECLARATION OF CONFLICTS OF INTEREST

None declared.

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

Mayor Farrar provided an update on the upcoming community garden open house, scheduled for Saturday the 15th from 1:00 to 3:00 p.m., and encouraged participation. The mayor noted continued development of the garden, including discussions with developer Travis Holm about donating land for livestock and expanding activities. A water status report meeting was announced for Wednesday, March 19, which will include a preliminary USGS aquifer study and details on the current water situation. Kevin and Rich with Public Works had been cleaning bar ditches and began work on culverts in preparation for monsoon season. A new pump was installed at the Gregerson Well as a proactive measure, and minor maintenance work was completed on the generator. The mayor invited council members to raise any additional items for discussion.

Council Member Sair reported that work was currently underway in the Cedar Point area to address storm drain issues. The project was expected to take another day or two before moving on to the next assignment.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments.

PUBLIC HEARING

1. Resolution R-2025-05, Amend Fee Schedule.

Mayor Farrar opened the public hearing for Resolution R-2025-05 regarding the fee schedule and reviewed two changes. The dust violation fee was increased from \$1,000 to \$2,000 to serve as a stronger deterrent, based on a local contractor's suggestion. The fire personnel fee was renamed to an "event impact fee" to better reflect its purpose for covering services from fire, police, public works, and emergency responders.

Mayor Farrar opened the public hearing.

No public comments.

Mayor Farrar closed the public hearing.

DISCUSSION AND ACTION

Mayor Farrar began discussion and action items by addressing a procedural matter related to agenda items three through nine. It was explained that while these Master Development Agreements (MDAs) had already been approved with no changes, it was recently brought to the Town's attention that each agreement should have an assigned ordinance number.

The Planning Commission had already recommended approval of these items twice. Developer Travis Holm was present to sign the documents, which would be notarized by Town Recorder Jenna and signed by Mayor Farrar the following morning. The finalized documents would then be recorded with the county.

2. 2025 Zion Ultras - April 11-13, 2025 - Special Event Permit Application.

Mayor Farrar introduced item two, the 2025 Zion Ultras special event permit for April 11–13. The event, held annually, is expected to draw around 1,300 participants. The mayor noted prior issues with dust and drones and explained that the updated permit includes a \$1,000 daily drone fee and stricter dust control requirements. The event fee was recently increased to better reflect community impact.

The organizer agreed to add a drone permit and additional water truck. Council and staff reminded the applicant to rent bulk meter and fill water trucks before Friday due to office closures, and offered the option of using a local contractor for road watering. Council Member Spendlove noted soil moisture is lower than last year, emphasizing timely dust control.

MOTION: Council Member Sair motioned that we approve the 2025 Zion Ultras - Special Event Permit Application on April 11th through 13th of 2025.

SECOND: The motion was seconded by Council Member Spendlove.

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 addressed concerns about a proposed golf course in an upcoming development agreement. He clarified that while the agreement mentions a golf course, the water plan is still being developed. The mayor explained that using recycled water could reduce consumption by up to 90%, making it more efficient than residential development on the same land. He emphasized the town's goal to preserve open space and limit dense housing. Council Members Sair and Spendlove acknowledged past concerns, and the mayor noted that developer Travis had been cooperative and is committed to responsible development.

3. Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development.

Mayor Farrar introduced item three, Ordinance O-2025-06, to approve the Master Development Agreement for the Crimson Peaks development.

MOTION: Council Member Taylor moved we approve Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development. Planning Commission recommended approval on March 12, 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.

4. Ordinance O-2025-07, Approving the Master Development Agreement for the West Temple Development.

Mayor Farrar introduced Ordinance O-2025-07, which approves the Master Development Agreement (MDA) for the West Temple Development. This ordinance had been previously approved, and the current action was to assign an ordinance number to the MDA.

MOTION: Council Member Spendlove motioned that we approve O-2025-07, West Temple Development MDA approval and authorization.

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. Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development.

Mayor Farrar introduced item five, Ordinance O-2025-08, to approve the Master Development Agreement for the Gooseberry Preserve at Zion development. He noted this was a previously approved agreement, with the only change being the formal assignment of an ordinance number.

MOTION: Council Member Taylor moved we approve Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development. Planning Commission recommended approval on March 12, 2025.

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.

6. Ordinance O-2025-09, Approving the Master Development Agreement for the Gooseberry Springs Ranch Development.

Mayor Farrar introduced item number six, Ordinance O-2025-09, approving the Master Development Agreement for the Gooseberry Springs Ranch development.

MOTION: Council Member Spendlove motioned we approve O-2025-09, Gooseberry Springs Ranch Development MDA, recommended approval by the Planning Commission.

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.

7. Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development.

Mayor Farrar introduced item number seven, Ordinance O-2025-10, approving the Master Development Agreement for the Miles Mark development.

MOTION: Council Member Taylor moved we approve Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development. Planning Commission recommended approval on March 12, 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.

8. Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development.

Mayor Farrar introduced item number eight, Ordinance O-2025-11, approving the Master Development Agreement for the Redstone at Canaan development.

MOTION: Council Member Taylor moved we approve Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development. Planning Commission recommended approval on March 12, 2025.

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.

9. Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development.

Mayor Farrar introduced item number nine, Ordinance O-2025-12, approving the Master Development Agreement for the Solstice Resort development.

MOTION: Council Member Taylor moved we approve Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development. Planning Commission recommended approval on March 12, 2025.

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.

10. Resolution R-2025-05, Amend Fee Schedule.

Mayor Farrar introduced item number ten, Resolution R-2025-05, to amend the fee schedule. He referred back to the earlier discussion highlighting the two proposed changes and asked if there were any questions or concerns from the council regarding the reasoning behind those updates.

MOTION: Council Member Sair motioned that we approve Resolution R-2025-05, Amend Fee Schedule.

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.

11. Write-off of Assessments Adopted by Ordinance.

Mayor Farrar introduced item eleven, explaining that a special assessment fee for Cedar Point had previously been established but was later omitted from collection due to an administrative oversight. Six property owners who built homes during that time had not been charged the \$750 fee, while others had paid it. The mayor recommended waiving the fee for those six, citing the Town's error, and continuing to collect the fee from the remaining undeveloped lots at the time of building permit issuance.

Council Members Sair and Spendlove supported the recommendation, agreeing that it would be unfair to back-charge residents due to a clerical mistake. The council discussed adding notes to property records to ensure proper fee collection moving forward. There was general agreement to waive the fees for built homes and uphold the fee for future permits.

MOTION: Council Member Taylor moved we approve the Write-off of Assessments Adopted by Ordinance.

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 - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

12. Minutes: February 19, 2025.

MOTION: Council Member Taylor moved we approve the Consent Agenda, item number twelve.

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 - 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 6:52 p.m.

Date Approved: _____

Approved BY: _____

Mayor | Michael L. Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo