



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 15, 2025 at 6:00 PM

MINUTES

CALL TO ORDER - Mayor Farrar called the meeting to order at 6:00 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

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Mayor Farrar provided a brief update, noting a joint work meeting between the Town Council and Planning Commission scheduled for the 21st. He stated the meeting would include a closed session for legal matters. No additional updates were shared.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments.

PUBLIC HEARING

1. Resolution R-2025-01, Amend Fee Schedule.

Mayor Farrar opened a public hearing for Resolution R-2025-01 to amend the fee schedule, adding that "No refunds will be issued for preliminary or final plat application fees," in accordance with Utah state law. With no public comments, the hearing was closed, and the meeting proceeded to discussion and action.

DISCUSSION AND ACTION

2. Resolution R-2025-02, Vote to fill Town Council vacancy per UCA 20A-1-510 Midterm vacancies in municipal offices.

Mayor Farrar introduced Resolution R-2025-02, regarding the vote to fill a Town Council vacancy. Two applications were received, but one applicant, Dave Lane, withdrew, leaving Richard Palmer as the sole candidate. The mayor called for a motion to appoint Richard Palmer.

MOTION: Council Member Taylor moved that we approve Resolution R-2025-02, Vote to fill Town Council vacancy per UCA 20A-1-510 Midterm vacancies in municipal offices.

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

The vote was unanimous and the motion carried.

The Town Clerk administered the oath of office to Richard Palmer.

3. Resolution R-2025-01, Amend Fee Schedule.

Mayor Farrar welcomed Richard Palmer to the Town Council, thanking him for his willingness to serve. The meeting then moved to Item 3, Resolution R-2025-01, amending the fee schedule to align with state code prohibiting refunds. The mayor noted that the ordinance had already been approved, and this step was a formal update to the fee schedule. A motion was requested, with no questions raised.

MOTION: Council Member Spendlove motioned that we approve Resolution R-2025-01, Amended Fee Schedule.

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.

4. Ordinance O-2025-01, Adopt Title 10.41 Pigs.

*Planning Commission recommended approval on January 8, 2025.

Mayor Farrar introduced Ordinance O-2025-01 to adopt Title 10.41 concerning pigs, noting the Planning Commission's recommended approval on January 8, 2025. Key changes included limiting ownership to 15 pigs without a conditional use permit, with a maximum of 25 pigs requiring such a permit. The ordinance specified that pig-keeping is allowed only on properties of 10 acres or more, which can consist of two adjacent 5-acre parcels. Additionally, properties must be zoned agricultural and located at least 500 feet from residential fence lines.

The mayor highlighted provisions for addressing nuisances, such as noise or odor, through complaints that could result in fines or removal of pigs if unresolved. These updates were informed by public feedback and surveys.

Council Member Taylor thanked everyone involved for their extensive work on the ordinance, acknowledging the Planning Commission and others for refining the proposal through work meetings and revisions.

MOTION: Council Member Taylor moved that we approve Ordinance O-2025-01, Adopt Title 10.41 Pigs. Planning Commission recommended approval on January 8, 2025

Council Member Spendlove raised concerns about the 500-foot setback requirement from neighboring dwellings. It was noted that this restriction could effectively prevent pig-keeping on many 10-acre parcels, especially with adjacent residential properties. The council discussed reducing the setback to 300 feet to balance agricultural needs with residential concerns.

Council Member Taylor and others suggested incorporating a conditional use permit option for properties unable to meet the setback requirement, allowing flexibility for unique circumstances. Mayor Farrar proposed maintaining the 500-foot requirement for now and adding a conditional use permit provision in a future amendment. The council agreed to proceed with the ordinance as written and revisit adjustments, including conditional use permits and potential reductions to the setback, at the next meeting.

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.

5. Ordinance O-2025-02, Amend Title 10.10.020 A Agricultural Zone.

*Planning Commission recommended approval on January 8, 2025.

Mayor Farrar introduced Item 5, Ordinance O-2025-02, to amend Title 10.10.020 regarding the agricultural zone. The Planning Commission recommended approval on January 8, 2025. This amendment removes the existing section and refers to the new pig ordinance as part of housekeeping measures aligned with the updated regulations.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-02, Amended Title 10.10.020 A Agricultural Zone. Planning Commission approved on January 8, 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. Ordinance O-2025-03, Amend Title 10.07.090 Conditional Use Permit.

*Planning Commission recommended approval on January 8, 2025.

Mayor Farrar introduced Item 6, Ordinance O-2025-03, to amend Title 10.07.090 regarding conditional use permits. The Planning Commission recommended approval on January 8, 2025. This amendment adds pigs to the conditional use permit section to align with the pig ordinance.

MOTION: Council Member Sair motioned we approve Ordinance O-2025-03, Amended Title 10.07.090 Conditional Use Permit, approved by the Planning Commission on January 8, 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.

7. 2025 Annual Meeting Schedule.

MOTION: Council Member Taylor moved that we approve the 2025 Annual Meeting Schedule.

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.

8. Election Services Interlocal Agreement.

Mayor Farrar introduced Item 8, the election services interlocal agreement. This agreement renews the town's arrangement with Washington County to manage and handle all election services on behalf of the town.

MOTION: Council Member Taylor moved we approve the Election Services Interlocal Agreement.

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.

CONSENT AGENDA

9. Minutes: December 11, 2024.

10. Disbursement Listing for December 2024.

11. Budget Report for Fiscal Year 2025 through December 2024.

Mayor Farrar announced upcoming budget adjustments at the next meeting to ensure the town's finances are balanced. The consent agenda was reviewed, with no questions raised.

MOTION: Council Member Taylor moved we approve the Consent Agenda.

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 Spendlove motioned for adjournment.

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 6:21 p.m.

Date Approved: 2/19/25

Approved BY: [Signature]
Mayor | Michael L. Farrar

Attest BY: [Signature]
Town Clerk/Recorder | Jenna Vizcardo

