APPLE VALLEY TOWN COUNCIL

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 17, 2021 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, March 17, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Marty Lisonbee |
Council Members | Paul Edwardsen | Mike McLaughlin | Dale Beddo |

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

https://us02web.zoom.us/j/89273031720

if the meeting requests a password use 309742

To call into meeting, dial (253) 215 8782 and use Meeting ID 89273031720

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

CONSENT AGENDA

1. Minutes from January 20th, 2021.
2. Minutes from February 17th, 2021.

MAYOR'S TOWN UPDATE

PUBLIC HEARING

DISCUSSION AND ACTION

3. Discussion and Possible action on Resolution: Appreciation for Public Works Volunteers
4. Discussion and possible action on appointing a Town Council member for the vacant position.

   Applicants: Kevin Sair, William Gast and Jason Graham
5. Discussion and possible action on improving the Cedar Point post office boxes

   Cedar Point area resident Joan Dinneen is requesting this agenda item to present to the council the idea of post office box improvements similar to Apple Valley proper
6. Discussion and possible action on the Interlocal Agreement with Washington County for Elections
7. Discussion and possible action on appointing a Town Treasurer
8. Discussion and possible action on appointing Colleen Kohler to Deputy Clerk Recorder
9. Discussion and possible action on amending Ordinance 10.10.050

   Text amendment adding clarity to minimum lot size for Rural Estate Zones
10. Discussion and possible action on issuing a special event permit to Vacation Races.

Vacation Races is requesting a special event license for Zion Ultra, a 3-day, 100-mile event. Camping authorization requested because of rotating staff needs.

11. Discussion and possible action on modifying the Town of Apple Valley Fee Schedule.

12. Discussion and possible action on modifying an error in the legal description for the boundaries of Jepson Canyon

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

13. Financial Statements as of March 10, 2021

14. Invoice Registry February 2021

15. Budget Variance Report as of March 10th, 2021

PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

Interested persons are encouraged to attend public hearings or present their views in writing at least one day prior to the meeting.

CERTIFICATE OF POSTING: I, Taylor Pledger, as the Administrative Assistant for the Town of Apple Valley, hereby certify that this Meeting notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website http://pmn.utah.gov, and the Town Website www.applevalleyut.gov on the **12 th day of March, 2021**.

Taylor Pledger, Administrative Assistant

Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.

OPENING

Mayor Lisonbee opens the meeting with attendance and leading in the Pledge of Allegiance at 6:01PM.

ROLL CALL/PRESENT

Mayor Marty Lisonbee
Councilmember Debbie Kopp (Partial Attendance)
Councilmember Paul Edwardsen
Councilmember Mike McLaughlin
Councilmember Dale Beddo

Recorder/Clerk Not Present
Staff: Taylor Pledger
John Barlow (VIRTUAL)
Town Attorney Shawn Guzman

CONFLICTS OF INTEREST DECLARATIONS
None

CONSENT AGENDA
(Consent Agenda voted upon at the end of the meeting)

A. **Invoice Registry**
B. **Financial Statement**
C. **Minutes for:**
    a. **November 18th, 2020**
    b. **December 16th, 2020**

MOTION:	Councilmember Beddo moves to approve consent agenda items A, B and C.	
SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

Mayor's town update:
Informed the town there will be a pet vaccination and registration day at the town office on Saturday January 23rd from 1:00PM-3:00PM

PRESENTATION

1. **Sunrise Engineering on Impact Fee Study**
   a. Impact Fee Analysis
   b. Parks & Recreation Fee Facilities Plan
   c. Roadway Facilities Plan
   d. Storm Water Facilities Plan

Mayor Lisonbee opens the floor to Sunrise Engineering to present.

Marv Wilson- Mentions they will follow the same procedure they did a few months ago. Nate Wallentine will present the impact fee facilities plan and Fred Philpot will present the impact fee analysis.

Nate Wallentine- Explains as we get new growth in Apple Valley, the new growth is meant to help pay for improvements that will be needed caused by the growth. There are 4 plans prepared at this time.

Parks and Recreation Plan: Increase area of recreation based on the increase in population. Implement a multi-purpose trail from the south side of town, toward the end of Rome Way that will connect on to Main Street. Extend the town park boundaries.

Roadway Facility Plan: Pavement of Main Street. Interchange to be done with UDOT. Improvements to the bridge entering Apple Valley have already been completed; however, the loan was put into the impact fee.

Storm Drain Plan: Reform the barrow ditches to ensure they can handle the water flow. Resize culverts that do not meet the current flows that are being received. Implement a channel that will run the length of the fields along the eastern side of town to the wash as well as implement a detention basin and put in armor along the wash in areas close to residential homes. This will ensure erosion from flash floods will not cause the wash to recede towards the homes. A FEMA grant can be used for part of the funding for this plan.

Public Safety Plan- This plan will address the Fire IFA to help the City plan for the necessary capital improvements for future growth. This will address the fire infrastructure and apparatus, both existing and future needed, to serve the City through the next ten years, as well as address the appropriate fire impact fees the City may charge to new growth to maintain the existing level of service.

Mayor Lisonbee – Asks why aren't the dirt roads included in these projections?

Marv Wilson - Explains there are a lot of roads that need improvement and if the need for improvement already exists then it cannot be included in the impact fees. Impact fee analysis only looks at needs that will come as we have more growth. As more needs come up that have not been originally thought of, we can amend the plan to address those needs.

Mayor Lisonbee – Simplifies that the Gooseberry Mesa area, as an example, are existing roads that have an existing service level, in other words they are not blacktop or surfaced and we cannot increase the level of service needed for those roads.

Marv Wilson - Clarifies we cannot increase the level of service. The only reason Main Street was impact fee eligible was because it would increase the size of the road. However, because it is an existing road, it will not be 100% impact fee eligible.

Fred Philpot - Goes into detail on the Impact fee facilities plan (IFFP) which identifies the capital facilities needs and the Impact Fee Analysis (IFA). Explains if we decide to increase the fees, there must be a 90-day waiting period after approval. The demand variables we looked at are, population, demand, existing facilities, and the current level of service. Typically, population and households are what we use for parks and rec. We looked at the existing facilities and increasing those capacities based on expected growth. Parks and rec is based on the acreage per capita. For fire we look at building square footage as well as developed and undeveloped land. For transportation we look at the number of trips made on the roads.
To establish a fee schedule, we look at the land use. An update on the fee schedule may be required anytime from 1-3 years depending on challenges as they come up.
Single-family is expected to increase by 148%
Multi-family is expected to increase by 127%
We are expecting a million-dollar future investment towards the fire facilities. The apparatus associated with the impact fee for the fire facilities will only be charged to non-residential dwellings. We have also discussed alternative funding mechanisms to expand the fire facilities. The liability with the apparatus only being charged to non-residential dwellings is that we are not projecting a lot of commercial growth. As a legislative body, the Town Council has the option to adopt, modify, or reject the proposed impact fees. If there is a request for an increase, they must wait 90 days before the increase can take effect.

Councilmember McLaughlin – Asks how would the impact fees effect a development such as Jepson Canyon, where we are creating multiple districts to fund infrastructure?

Fred Philpot - Indicates if you are taking some of this infrastructure and you plan to fund them with a PID then the impact fees are overstated. You will be generating that money with a tax levy. You cannot double charge by charging taxes and an impact fee. We would need to reevaluate some of our projections as they would no longer be appropriate.

Councilmember Beddo - Looking at your projections from 2000, there has been about a 70% increase for fire, yet on building expansions there is a 300% increase. Asks if that includes the apparatus as discussed?

Fred Philpot – Answers the apparatus is on top of the $400,000 that would get us to the million-dollar estimate.

Councilmember Edwardsen – Asks if we build a fire station, we cannot fund it with impact money if we do not include the apparatus?

Fred Philpot – States that is correct. It must be in the plan for us to collect fees on it. We must assess if we can afford the improvements upfront and have the impact fees pay us back over time. There must be a reasonable expectation that we can afford what is outlined in these plans.

Marv Wilson- Mentions he thinks it is worth noting that we can charge up to these numbers, but the town is not required to charge these numbers. These represent a maximum that can be charged, not a base rate. If you choose not to charge that amount, you will have to find other ways to fund the improvements.

Mayor Lisonbee opens for Public Comment.

Councilmember Kopp - Explains she feels these fees will have a hard impact on some people.

Fred Philpot - Mentions their assessment is for new developments only. Existing residents will not be impacted.

Mayor Lisonbee - States the calculations done are what it would cost us to provide any services. We could have no impact fees and ask our current residents to help fund those improvements or we can keep the impact fees and ask the new builders to help fund it. Mentions that the Town of Apple Valley's current fees are half of what other cities in Utah charge,

Bevan Corry – Asks about the long-term upkeep of those facilities, do the developers cover that or does that eventually get spread across the residents?

Fred Philpot - Clarifies the impact fee does not include the upkeep; it only includes the capital cost for those facilities. The upkeep would come from general funds or utility funds.

Marv Wilson - Mentions the Roadway plan will help us receive more funds as it is based on miles of road and classifications of roads. Everything else would have to rely on the growth. Operation maintenance cannot be charged as an impact fee.

Bevan Corry - Indicates his concern is that the town is already behind in maintaining its current facilities. Would we just continue to remain behind?

Mayor Lisonbee - Explains most cities use sales tax to cover those upkeeps. The extra revenue would come from people building on already existing roads.

Bevan Corry – Asks if there is anything regarding the impact fee helping the road going up Rome Way?

Marv Wilson - Proclaims no, we are prohibited from considering maintenance in our analysis.

Allen Angel – Asks could someone explain when the impact fees are assessed, and can they be paid ahead?

Mayor Lisonbee – States that the fee is assessed at the time the building permit application is submitted.

Attorney Guzman - Clarifies it is the law across the state. The law was structured this way to be fair to people already in the process.

Forrest Kuehne – Asks is Main Street going to be paved or chip and seal?

Nate Wallentine - Explains it will be double chip and seal with 6 inches at the base,

Forrest Kuehne – Asks if that is something we really need? What is wrong with the gravel we have now?

Marv Wilson - Signifies from an engineering standpoint, with the growth projected on the north end you will need safe passing zones and if we do not put some type of surface, we would end up with a dust ball. The widening of the road would happen with or without the seal.

Forrest Kuehne – Asks why wouldn't the developer have to pay for that?

Marv Wilson - Explains impact fees are how they pay for it.

Forrest Kuehne - Mentions the pictures show Canaan Way being worked on. Could someone explain that?

Marv Wilson - Explains that road was identified as a road that would tie onto another future road that a developer will be putting in to help the traffic flow. It is an exceedingly small portion of the impact fee and only a fraction of the road is impact fee eligible.

Forrest Kuehne – Asks if the work would be on a road that is outside an existing subdivision?

Mayor Lisonbee - Confirms that is correct.

Forrest Kuehne – Asks if we own the road that appears to be going across private property?

Mayor Lisonbee – Explains there is a 2 track, we do not own the road and we are not planning to build a road. A developer would come in and fund that road.

Forrest Kuehne – Asks why can we use impact fees to help the barrow ditches but not the roads?

Marv Wilson - Explains we can only increase the barrow ditches if the expected growth will impact the current flow on the barrow ditches.

Bevan Corry -Asks if there has been any studies done on the upkeep of that road if we choose to chip and seal?

Marv Wilson - Explains there are not specific studies for that. We know that double chip seal will serve a purpose and is a lot cheaper than asphalt.

Councilmember Beddo - Mentions the roads in Hurricane by Sand Hollow were double chip and seal and have only needed resurfaced once in the last 15 years.

(For more information refer to the Impact Fee Study found on the Apple Valley website)

Mayor Closes the Public Comment

2. **Jepson Canyon Development and PID Presentation**

David Calder - Presents a PowerPoint presentation. He gives details on the Village of Many Nations which will be a Native American Cultural Center. They are planning to put in a million-dollar tank for the town that will be donated as well as a public park. They intend to have a spa, retreat, golf course, restaurant and an aerial tram that will lead to an observatory on the mountain. The Village of Many Nations is a cultural center that is run by their team and exists in Kanab, Zion, and various other areas. They intend to have a variety of teepees for overnight stays, a gift shop, and an area to offer tour bus rides.
Presents renderings of what the project is projected to look like. They want to keep it as natural as possible and aesthetically pleasing but also accommodating to the public. They will have presentations and demonstrations for the public to enjoy. Mentions they will be using a company called Tipi to help construct the teepees. Yellowstone Log homes will be constructing the lodge that will be a cabin style resort.
Explains there will be 4 different sections of rooms. The first building will have 40 rooms and more will be built as the need arises. Johnny Miller will design the golf course; he developed the golf course at Entrada in Snow Canyon. They are anticipating a 9-hole course. The erection of the world's largest bronze stagecoach will be orchestrated by Jerry and Ronny Anderson.

Kent Ohlsen - Expresses the Jepson Canyon Resort development will be a huge win for the town. It would bring in 204 million taxable values for the town. The project will also bring 18.9 million dollars' worth of revenue to the town and a net benefit of 2.7 million to the town over the next 30 years.

Mayor Lisonbee - Explains the Town hired their own firm and the numbers being quoted are from the independent firm.

David Calder- Mentions the town's consultant recommended the Town allow district financing for this development. In general, they want to let new development pay for itself. When there is a major infrastructure cost, they can create a local district within the development and that district can bond to pay for those infrastructure costs. The development then pays back those bonds. The additional taxes caused from these bonds will only be paid for by the people buying within that district. They would break this down into three separate districts. The first district is all residential development. The bonds that are issued by these districts are debts only for these districts. The town will never be asked to pay these bonds.

Councilmember Beddo – Asks if there is a scenario where the town could become responsible for that debt, such as if the project goes bankrupt or does not sell any houses?

Kent Ohlsen – Answers there is no scenario the town would take on that debt. District 1 is projected to cost about 9 million; district 2 is projected to cost 3.5 million, and district 3 is projected to cost 3 million.

Attorney Guzman – Mentions there was talk about a tank and park being donated to the town. Is it donated or is it a public infrastructure that will be paid for by bonds?

Kent Ohlsen- Answers it will be paid for by bonds Estimated bonds will total $15,587,880 while total infrastructure costs are estimated to total $15,226,090. This is purely a financing structure. All ordinances and town codes apply to this development.

Councilmember McLaughlin – Asks why the million-gallon tank is not going in first? Asks if while working with the town and when the PID is created, will there be points where we are going to butt heads?

Hanks Isaksen – Expresses that everything we do in the development will be within town code and ordinances.

Attorney Guzman – Explains it would be the same if a developer came in and said they wanted to use their own financing for the infrastructure, they would still have to follow our standards.

Mayor Lisonbee – Mentions we have a developer agreement in place from almost a year ago that is still in effect. The other issue is that we have 3 principals from the development and the PID board of directors is also 3 people. His understanding is the state of Utah requires that people on the board of directors are within the voting district.

Attorney Guzman – Clarifies that if they are not within the voting district of the project then they need to be registered voters at their current residence.

Mayor Lisonbee - Feels we have not had a chance to truly review all the documents submitted. He is also concerned with receiving information that they want to change how they plan to do the sewer.

Hank Isaksen - Explains one concern they have is that they would be the only ones paying for the sewer. There has been discussion about having a lagoon away from the project that other developments could tie into. At this time, Jepson Canyon would be the only one to chip in for this lagoon. They had originally planned to have a sewer plant on the project. They have no idea what a sewer line down the hill and away from the project would cost them. They are also losing thousands of gallons of treated water if they do it that way. Explains Travis Holm does not want to participate in the sewer. All these reasons are why they would prefer to have an onsite plant.

Councilmember Beddo – Asks what is the cost of the development for the sewer plant?

Hank Isaksen – Explains the system they were planning would have been around $800,000. The one being recommended to do through the Town does not currently have any cost projections.

Councilmember Beddo - Asks can a private entity contract to take care of public sewers?

Attorney Guzman - Answers yes, the town can contract it out to a private entity.

Harold Merritt - Explains that Dale Harris, the water superintendent, has been on the phone the last few days with the people at DEQ in Salt Lake. The bottom line is there will not be enough sewage generated from this project to make a free-flowing line work. You would have to add additional water.

Mayor Lisonbee – Further explains that in the case of bankruptcy, the city would be the ones taking care of the sewer, so it is important the district is on board with whatever is decided.

Attorney Guzman – Mentions that in Hank’s last statement he mentioned the first phase will be the village and a few lots. If it allows you to get started on your village, could you do a septic system just for the village and then later add in a sewer?

Hank Isaksen - Explains they have investigated that; however, it would cost just as much as it would to put in the first phase of the sewage system. They would love to help the city get a sewer, but they do not want to necessarily take the brunt of the cost.

Councilmember Beddo- Believes there is enough unanswered questions that the Town Council needs to take some more time to look at this. We should take 1-2 more weeks to try and come up with a solution for this plan.

Hank Isaksen - Explains that he does not see why they cannot get started on everything but the sewer.

Mayor Lisonbee - Asks Councilmember Edwardsen and Councilmember Kopp what their thoughts are on approving this project?

Councilmember Kopp - Explains she just got the second packet today and feels there is a lot to go over and interpret right now.

Councilmember Beddo - Feels that it is time we moved these guys forward, but he also feels we do not have all the information at this time and would like further clarification.

Attorney Guzman - Explains there is nothing in the developer agreement that says we must create a PID and that the PID must fund the sewage system. A PID is a useful tool for cities to help with infrastructure costs. There was never a commitment to allow them to bond everything. It was a suggestion to investigate these specific avenues. No one went to the developer and said the town would do this. He feels the council asking for more time to review the documents is not unreasonable.

Councilmember Beddo - Mentions we could move the project forward if we can condition how we do the water tanks and sewer lines.

Attorney Guzman - Expresses that we need to make sure the right system is put in that is going to last us years to come.

Councilmember Beddo - Explains he does not think it is fair to have a project be a standalone project that is independent from the community. It needs to benefit the whole community. Having an onsite plant does not necessarily do that. He is not opposed to moving this forward tonight under the conditions we can find a way the water and sewer will benefit the entire community.

3. **Discussion and possible action on the creation of one or more public infrastructure districts by Town of Apple Valley, Utah. (Jepson Canyon) (Item was voted upon after the presentation ended.)**
    a. Discussion and possible action on Resolution 2021-001, the proposed creation of Jepson Canyon Publix Infrastructure District No. 1
    b. Discussion and possible action on Resolution 2021-002, the proposed creation of Jepson Canyon Publix Infrastructure District No. 2
    c. Discussion and possible action on Resolution 2021-002, the proposed creation of Jepson Canyon Publix Infrastructure District No. 3

Attorney Guzman - If the concern is that the council has not had time to review the documents then he does not think it helps to act tonight until they can address the concerns.

Mayor Lisonbee - States he feels comfortable with the council taking another weekend to go through everything. Mentions we can do a zoom meeting on this project in the next week or two. There are issues he would like to further discuss with Attorney Guzman.

MOTION:	Councilmember Mclaughlin moves to table item 7 the adoption of resolutions 2021-001, 2021-002 and 2021-003 creating one or more public infrastructure districts by Town of Apple Valley, Utah.	
SECOND:	Councilmember Beddo	
VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

*Councilmember Kopp had to leave after this motion was voted upon.
End Presentation.
(For more information, refer to the Jepson Canyon Resort found on the Apple Valley website)

PUBLIC HEARING

4. **Adoption of Ordinance 2021-002 An Ordinance Modifying Impact Fees**

Mayor Lisonbee opens the Public Hearing.

Mayor Lisonbee closes the Public Hearing.

5. **Creation of one or more public infrastructure districts by Town of Apple Valley Utah. (Jepson Canyon).**

Mayor Lisonbee opens the Public Hearing.

Kathy Stoker- Expresses concern over the observatory. Are you going to limit the number of streetlights?

Hank Isaksen - Yes, we will follow the ordinance of night sky. We will have streetlights where it is required but they will be low and not very bright.

Mayor Lisonbee closes the Public Hearing.

DISCUSSION AND ACTION

6. **Discussion and possible action on Ordinance 2021-001 An Ordinance Amending the Zoning Map; AV-1329 to RE-1.0**

Mayor Lisonbee- Explains this project was turned down by the Planning Commission and they recommended we deny this application.

Craig Coates- Through the planning commission one of the things we looked at addressing was the residents' concerns for the area. We chose to request RE-1 to match the general plan. We have always planned to do 2-2.5 acre lots with anywhere from 20-25 lots. A lot of the concerns were about infrastructure, the retention pond and concern over having too many lots. We looked at these issues and started coming up with ways to address them. East of the development we would have 2.5 acre lots and west we would have 1.98 acre lots with the retention pond in the south. We are now asking for a split zone. We made the lots 1.98 acres so that way they cannot be split into 2 lots. We heard concern about headlights shining into people's homes, so we decided to push the road as far south as possible. Our intention is to improve Rome Ave with a paved surface up to the development. As for the fire concern, it will not be a dead-end road as we will put in a secondary access to Main St.

Councilmember McLaughlin- Asks if their plan is to leave it open to Main St. without any gates?

Craig Coates- Answers we are open to having it public or placing a crash gate that the fire department would have a key too. We are still planning out how large the retention pond will need to be. We can expand it as needed when we have more of the engineering finalized.

Mayor Lisonbee- Asks Travis Wells to address the following question: Is there a willingness to adhere to the concept of paving Rome Ave, creating a fire exit to Main St. and adding in a retention basin? We need to hear willingness on your part for all these issues.

Travis Wells- States he is willing to adhere to all the items discussed. The main thing they need is the zone change before they can start working on the size of the pond and they intend to pave Rome Ave.

Mayor Lisonbee- Explains if the Council agrees to this, they will require a developer agreement to ensure that everything they discussed today could be worked out.

Craig Coates- Expresses they are comfortable with having a developer agreement outlining what was discussed today.

Mayor Lisonbee- Mentions the town also needs to ensure there is enough storage in the water tanks for fire safety.

Craig Coates- Expresses they are happy to work on that issue in the developer agreement.

Mayor Lisonbee- Explains the other hoop they must jump through is with the state of Utah. A development this size must be looked over and approved by the State, the District, and the Town.

Any extension of over 500ft on the water line requires state approval.

Allen Angel- Expresses it is one thing to have a conversation about what we want, and it is another to hold them accountable to the agreement. Once the zone is changed that does not prevent the landowner from selling off one acre lots.

Mayor Lisonbee- Explains the Council will motion the zoning change based on the promise of a written agreement. If the agreement never happens then the zone change never happens.

Craig Coates- Mentions even if they get the zone change, they could not just sell 1 acre lots. They would have to come back to the town with a plat to ask to sell 1 acre lots.

Mayor Lisonbee- Explains the preliminary plat comes back to the Planning Commission and so does the final plat. There are two more chances to adjust what is happening and ensure an agreement is met.

Allen Angell- Mentions there will be an obstruction to the view. Asks what types of homes are going to be put up?

Craig Coates-Explains this application is just for the zone change and there are no requirements to have a specific type of home.

Councilmember Beddo- Expresses the applicant is only here for the zone change, they would have to come back to approve the building of a house and it can be addressed at that time.

Mayor Lisonbee- Mentions that we need to keep in mind that wherever you go in Apple Valley there is open space that is owned by someone. His contention is that whoever owns that open space has a right to do something with their property. The Council would not approve a large facility in that view, such as a superstore, but to have single family homes is totally appropriate.

Allen Angell- Mentions there was a unanimous vote to deny this re-zone by the Planning Commission. However, the applicant has addressed almost all the concerns that were brought up at the Public Hearing.

Councilmember Edwardsen- He thinks the consultant was noticeably clear that there are more hoops they will need to jump through to make sure this project will fit with what the city wants. There is always a concern when someone is building a property next to you. The land around us is private property and if someone wants to build a nice home, they should be allowed to do that within the rules and codes set by the Town.

Councilmember Kopp- States she understands that people have property rights. She always knew there needed to be development, but she does not want it to be at the expense of the residents that already live here.

Mayor Lisonbee- Mentions that in February of 2019 the Council talked to Travis Holm about his development beyond the water tanks. He asked for a 30-lot subdivision and it was decided he had to have a road to Main St. and the most he could put in was 13 lots. He agreed to do 13 lots, and the road to Main St. How can the Council approve Travis Holms but not this project for Travis Wells? The Town can approve dozens of homes for Jepson Canyon but cannot handle 25 homes? Other residents had the opportunity to buy that land to protect the view and no one did. Mayor Lisonbee reminds Councilmember Kopp she was the one who started the motion to approve the project for Travis Holms.

Councilmember Kopp- States she remembers the meeting and the motion.

Mayor Lisonbee- Emphasizes the developer's willingness to come to an agreement on a retention basin to help with flooding caused from Rome Ave. and Mount Zion Dr.

Craig Coates- Expresses they are under the impression they are only responsible for the flow caused from their development and the historical flow in that area. Mentions they would have to do engineering to determine the size of retention basin needed.

Mayor Lisonbee- Asks Marv Wilson what his input would be.

Marv Wilson- Craig is correct. He must worry about several things. He does not want to have that 4-5ft. detention pond back up water to their new lots. There are several engineering considerations that must happen. He can do the retention pond on 3.5 acres, but he needs to start thinking about the depth.

MOTION:	Councilmember Beddo moves to approve Ordinance 2021-001, amending the zoning map for parcel AV-1329 to RE-1.0 and RE-2.5 split zoning subject to an executed developer agreement that will include a detention basin, an access to Main Street and the asphalting of Rome Way.	
SECOND:	Councilmember Edwardsen	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

7. Discussion and possible action on adoption of Ordinance 2021-002, an ordinance modifying impact fees. (Item moved to last item of discussion)

Mayor Lisonbee- He mentions the modifications bring up culinary water and wastewater impact fees. The Town of Apple Valley does not charge impact fees for either of those items. Where it says culinary impact fees, we will strike all of that and we will completely delete wastewater impact fees and visitor center impact fees. Storm water will stay the same and same with fire. We will remove the police impact fee as we have none. Is the Jepson Project eligible for the apparatus impact fees?

Marv Wilson- Explains if they follow under an equivalent commercial unit, then yes you can charge that.

Mayor Lisonbee- Explains the numbers that were done in a previous study are similar to what we are looking at today. The council chose to shoot that down. Every time we shoot down increasing the impact fees the costs are then being associated to the town. The mayor would like to have the people who are coming to town write a check rather than the existing residents.

MOTION:	Mayor Lisonbee moves to approve the adoption of Ordinance 2021-02 with changes as discussed.	
SECOND:	Councilmember Beddo	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

8. **Discussion and possible action on the creation of one or more public infrastructure districts by Town of Apple Valley, Utah. (Jepson Canyon).** ***(Item was voted upon after the Jepson Canyon Presentation in Presentation item 2.)***

9. **Discussion and possible action on Technical Planning Assistance Program Funds Cooperative Agreement.**

MOTION:	Councilmember McLaughlin moves to authorize the Technical Planning Assistance Program Funds Cooperative Agreement.	
SECOND:	Councilmember Beddo	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

10. Discussion and possible action on award of work to Sunrise Engineering for technical planning assistance

MOTION:	Councilmember Beddo moves to approve the award of work to Sunrise Engineering for technical planning assistance.	
SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

11. Discussion and possible action on regular meeting schedule for the calendar year 2021 for the Town Council of Apple Valley.

MOTION:	Councilmember Beddo moves to the meeting schedule for the calendar year 2021 for the Town Council of Apple Valley.	
SECOND:	Councilmember McLaughlin	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

12. Discussion and possible action on Amendment to Municipal Billing and Collection Agreement with Washington County Special Service District No. 1.

MOTION:	Councilmember Beddo moves to approve the resolution 2021-004 Municipal Billing and Collection Agreement with Washington County Special Service District No.1	
SECOND:	Councilmember Edwardsen	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Events Committee –
None
Planning Commission –
None
Fire Department – Chief Dave Zolg, Jr
None
Big Plains Water and Sewer SSD –
None
Code Enforcement –
None
Roads and Storm Drainage –
None
Council-
None

MAYOR OPENS PUBLIC COMMENTS

Bevan Corry- Expresses he respects the democratic process and everything we have been through. He has a great amount of respect for Travis Wells. He is not trying to deny anyone but has enjoyed participating in this process.

MAYOR CLOSES PUBLIC COMMENTS

ADJOURNMENT

MOTION:	Councilmember McLaughlin moves to adjourn tonight's meeting.	
SECOND:	Councilmember Edwardsen	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

Meeting adjourned at 9:35 p.m.

Date approved: ______________________

____
Marty Lisonbee, Mayor

ATTEST BY: ____

APPLE VALLEY TOWN COUNCIL

1777 N Meadowlark Dr, Apple Valley
Wednesday, February 17, 2021 at 6:00 PM

MINUTES

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, February 17, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Marty Lisonbee |
Council Members | Paul Edwardsen | Mike McLaughlin | Dale Beddo |

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

https://us02web.zoom.us/j/82929670034

To call into meeting, dial (253) 215 8782 and use Meeting ID 829 2967 0034

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

Councilmember Beddo calls this meeting to order at 6:00 PM and leads in the pledge of allegiance.

PRESENT
Mayor Marty Lisonbee (VIRTUAL)
Councilmember Michael McLaughlin
Councilmember Dale Beddo
Councilmember Paul Edwardsen

Staff: Taylor Pledger and John Barlow

DECLARATION OF CONFLICTS OF INTEREST

MAYOR'S TOWN UPDATE

Councilmember Beddo- Explains he is proud to offer Richard Fischer and Jerry Jorgensen with a plaque of honor for their tireless volunteer work and dedication to the town.

Councilmember Beddo- Informs the town that Debbie Kopp has chosen to resign from her position on the Town Council. Councilmember Beddo thanks her for her service.

AWARD PRESENTED TO THE APPLE VALLEY FIRE DEPARTMENT

Colorado City Fire Department selects a response partner of the year every year. They felt like the Apple Valley fire department had assisted them many times and had made a great difference. They commended the efforts the department has made in the last few years to increase their response. The Colorado City Fire Department is honored to give Fire Chief David Zolg Jr. and the Apple Valley fire department the reward of response partner of the year for 2020.

Fire Chief Zolg- Thanks the Colorado City Fire Department for the honor and thanks all of the Apple Valley fire department for their efforts.

PUBLIC HEARING

None

DISCUSSION AND ACTION

1. **ZONE CHANGE application for AV-1365-J-1 from Open Space (OS) to Rural Estate 20 Acre (RE-20)**

   Motion: to approve the zone change for parcel AV-1365-J-1 from Open Space (OS) to Rural Estate 20 Acre (RE-20)

   Motion made by Councilmember McLaughlin, Seconded by Councilmember Edwardsen.
   Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

   Vote was unanimous and the motion carried.

2. **ZONE CHANGE application for AV-1330-C from Open Space (OS) to Agriculture 10 Acre (A-10)**

   Motion: to approve the zone change for parcel AV-1330-C from Open Space (OS) to Agriculture 10 Acre (A-10)

   Motion made by Councilmember Edwardsen, Seconded by Councilmember McLaughlin.
   Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

   Vote was unanimous and the motion carried.

3. **Resolution: Appreciation for Public Works Volunteers**

   Item addressed during the Mayor's Town Update

4. **Presentation by Sunrise Engineering on the flood mitigation plan for Apple Valley proper.**

   Nate Wallentine- Presents via a PowerPoint. Presents maps showing where the drainage is currently going on Mount Zion Dr. Explains there are also issues on Rome Way and shows photo evidence of past flood damage. Presents a map showing planned drainage channels. Explains these channels will catch a lot of the water flooding onto Mount Zion Drive and the channels should take care of 80% of the current drainage problems on that street. Explains there is also a plan for a detention basin within that area. Nate also explains that they have a plan to increase the barrow ditches as the current sizes are not sufficient to handle the flow.

   Mayor Lisonbee- Asks how deep the channels will be.

   Nate Wallentine- Explains they will be a maximum of 6ft and they have to be that wide because the area is flat and water tends to pool on flat land.

   Councilmember Beddo- Asks if the detention basin is going to be on Travis Wells property?

   Richard Fischer- Expresses he believes so. Explains the basin wont limit the use of the land. Culverts and bridges can be added later on to use the area.

   Walter Josey- Asks what percentage of the water comes from the land east of Main St. versus the water that comes from the West?

   Nate Wallentine- Explains about 55% comes from the East and about 45% from the West.

   Walter Josey- Asks if there was there any thought of putting this channel on the east side of Main St?

   Nate Wallentine- Explains they are not planning to drain it through Main St. as there are a lot of highs and lows in that area that make it more difficult to construct.

   Walter Josey- Asks if all of Main St. has those challenges?

Nate Wallentine- Expresses the lower portion did not appear to have those problems and the challenges occur at the wash.

Walter Josey- Asks if the channel will be 6ft at the deepest section or the whole channel?

Nate Wallentine- Answers it will 6ft at the deepest and most of the channel will be 4ft.

Walter Josey- Suggests the council look at the possibility of having an additional trench by Main St. to reduce the flooding.

Councilmember Beddo- Expresses they will take that into consideration.

5. Agreement for engineering service for the Town of Apple Valley General Plan by Sunrise Engineering

Motion: to accept the agreement for engineering service for the Town of Apple Valley General Plan by Sunrise Engineering.

Motion made by Councilmember Edwardsen, Seconded by Councilmember McLaughlin.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

Vote was unanimous and the motion carried.

6. Addendum to the Big Plains Water and Sewer Special Service District agreement with Jepson Canyon

Councilmember Beddo- Explains that section 3.01 was eliminated from the plan and there were revisions and amendments to determine that phase 1 would present the million-gallon tank up front and they have also eliminated the guaranteed value of water shares in the agreement.

Motion: to accept the addendum made to the Big Plains Water and Sewer Special Service District agreement with Jepson Canyon.

Motion made by Councilmember McLaughlin, Seconded by Councilmember Edwardsen.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

Vote was unanimous and the motion carried.

7. Discussion and possible action on Resolution 2021-001, providing for the creation of Jepson Canyon Public Infrastructure District No. 1.

Councilmember Beddo- Mentions this project could be the largest thing to happen to Apple Valley in a really long time. He expresses his gratitude for Hank in working with the town to accommodate their needs and demands.

Motion: to accept Resolution 2021-001, providing for the creation of Jepson Canyon Public Infrastructure District No. 1.

Motion made by Councilmember Edwardsen, Seconded by Councilmember McLaughlin.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

Vote was unanimous and the motion carried.

8. Discussion and possible action on Resolution 2021-002, providing for the creation of Jepson Canyon Public Infrastructure District No. 2.

Motion: to accept Resolution 2021-002, providing for the creation of Jepson Canyon Public Infrastructure District No. 2.

Motion made by Councilmember Edwardsen, Seconded by Councilmember McLaughlin.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

Vote was unanimous and the motion carried.

9. Discussion and possible action on Resolution 2021-003, providing for the creation of Jepson Canyon Public Infrastructure District No. 3.

Motion: Moves to accept Resolution 2021-003, providing for the creation of Jepson Canyon Public Infrastructure District No. 3.

Motion made by Councilmember Edwardsen, Seconded by Councilmember McLaughlin.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

Vote was unanimous and the motion carried.

10. Easement Agreement Between Kenstal, LLC and Big Plains Water and Sewer Special Service District

Motion: to table this item as Kenstal did not get their documentation ready in time.

Motion made by Councilmember Beddo, Seconded by Councilmember Edwardsen.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

Vote was unanimous and the item was tabled.

11. Discussion and possible action on appointing a Town Treasurer

Motion: to appoint Paul Edwardsen as the town treasurer

Motion made by Mayor Lisonbee, Seconded by Councilmember Beddo.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

CONSENT AGENDA

12. Invoice Register -- January 2021

Motion: to accept the invoice register for January 2021.

Motion made by Councilmember Edwardsen, Seconded by Councilmember McLaughlin.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

13. Financial Statements -- As of February 10th, 2021

Motion: to accept the financial statements as of February 10th, 2021.

Motion made by Councilmember McLaughlin, Seconded by Councilmember Beddo.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

14. TC meeting Minutes 12.30.2020

Motion: to approve the meeting minutes for 12.30.2020.

Motion made by Councilmember Edwardsen, Seconded by Councilmember Beddo.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

15. Lot split application received on AV-5136-5-Q

16. Presentation from Colorado City Fire District Fire Chief *(Item Addressed at start of meeting)*

PUBLIC COMMENTS

Allen Angel- Mentions during the Jepson Canyon discussion last month they talked about how to handle the wastewater from Jepson Canyon, he would like an update on what was decided.

Councilmember Beddo- Explains they have agreed upon a sewer plant that will serve the community and not just their project. The council will address it further once the proposal has been submitted.

Joan Dineen- Mentions the town has a FEMA grant application in process and she is curious on the status.

Mayor Lisonbee- Explains there are 2 possible funding sources that the town is working on. It takes a long time to get the engineering in place and they recently changed their grant criteria.

Joan Dineen- Asks if the mayor if he has published the map of the area that we the town is requesting the grant for? Asks how does it affect what sunrise engineering is planning?

Mayor Lisonbee- Informs Joan that the presentation today was an overview, and the packet has the full details of the components. The maps in the packet were the maps used for the application.

Joan Dineen- Who is paying for the flood remediation presented today?

Mayor Lisonbee- Explains no one is paying for it right now it was just engineering telling us what we should consider doing. The retention basin was an item discussed with the developer who is developing that area. They are willing to donate 4 acres of property for a retention basin.

Joan Dineen- Asks if the retention basin is owned by Travis Wells and is he deeding it to the town?

Mayor Lisonbee- Informs Joan that yes, Travis owns the property and will deed it to the town, that way they can access that area and clean it out anytime they want.

Joan Dineen- Asks if we are in the process of requesting 2 FEMA grants?

Mayor Lisonbee- Explains the town is filing for one FEMA grant and another agency is offering possible funding.

Joan Dineen- Asks if the first FEMA grant was denied?

Mayor Lisonbee- Answers the application was never submitted. The town missed the target deadline for 2020 and since then they have changed many of the requirements.

Joan Dineen- Asks, since we do not have a FEMA grant yet, who is paying for the developing to get these new developments in place?

Mayor Lisonbee- Answers the developer will be doing the construction and paying for their own requirements.

Joan Dineen- States that two years ago, we were talking about this FEMA grant and she thought it had been presented to FEMA, she did not know that we missed the deadline. Do we have all of the documents needed for this next grant application?

Mayor Lisonbee- Expresses that Sunrise Engineering has it and they would probably give it to her. They must do calculations for the damage protentional versus the cost of mitigation.

Joan Dineen- Asks if we should expect another 2 year turn around?

Mayor Lisonbee- States that he hopes not. Explains that Sunrise Engineering have specialists on staff that focus on finding funding. They have mentioned a possible source of funding that the town can use.

Joan Dineen- Mentions for the last few years Sunrise Engineering has been working towards getting the grants. Asks if they must adjust their application because of this development?

Mayor Lisonbee- Explains that the development does not change anything. The development just gives the Town the opportunity to own the land now. The engineering the developer will be doing has to do solely with their project. That does not mean we will not still have flood waters in the area if we have a hard enough rain and if the developer did not do anything, we will still have the flooding issues that exist there today.

Joan Dineen- Which would mean you would have to use the FEMA grant to address the flooding?

Mayor Lisonbee- States that is correct. Part of their project is to also secure the wash itself if they can get the funding for it.

Walter Josey- Asks if we have thought about how we are going to acquire the property to put in the channel discussed by Sunrise Engineering?

Mayor Lisonbee- Expresses we do not need to purchase the land, but we will have to get easements. We could also condemn the land which would require us to purchase some of the land. Cooperation from the landowner would be the best way to go.

Walter Josey- Explains that he asked the Engineering company to answer what percentage of the water comes from each side of Main St, he does not believe the number they gave is accurate. He feels there is more surface area on the East side of Main St. rather than the West.

Mayor Lisonbee- Mentions there are some natural waterways already in place on the East side. We would need to build a ditch 15ft deep.

Councilmember Beddo- Explains that it is not just the surface area they take into consideration, they also must consider what type of vegetation is there. East of Main St. has a lot more vegetation than the west.

Walter Josey- Expresses he does not believe any part of the wash other than the ghoul wash goes under Main St. Asks for clarity if he is wrong.

Mayor Lisonbee- Explains he believes that is incorrect. Main St. itself has large dips where it goes 10-12 feet deep. It would not make sense to have a 6ft trench along Main St when there are 10–12-foot dips where all the water would flow. Mayor Lisonbee further explains all the work Sunrise Engineering had to do to come up with the plan they presented today.

Walter Josey- Asks the hypothetical question that if both areas were equal, the East and the West side, which trench would be the best advantage for the community?

Councilmember Beddo- Feels that you cannot narrow this down to one singular trench on one side. Explains that the trench that is being proposed Is much like a roadway. There will be smaller trenches that flow throughout the area and lead into a larger trench. To fix the entire area, we cannot just develop one single ditch. We also must take into consideration the addition of asphalt and other hard surfaces because these things will increase the speed of the water. That is why we cannot simply move the trench.

Walter Josey- Asks Councilmember Beddo if he is thinking we need two ditches? Asks again that if both areas were equal, which would be better?

Councilmember Beddo- Reiterates that they are not equal. We must take into consideration what is there.

Mayor Lisonbee- Explains the modeling has already been done and they are able to answer what-if questions based on their modeling.

Walter Josey- Expresses that what-if questions are important when you are looking at these types of projects because what-ifs can create creativity. Under the assumption that everything is equal, he feels the East side would be advantageous and should be investigated further. Mentions that the property the trench is being proposed to be built on will be considered high value property in the future. He feels what-if questions are important and they can help come up with better solutions.

Mayor Lisonbee- Explains in desert towns it's very common to see trenches behind people's homes for flooding. Expresses they will look into other options and locations for the trench.

Councilmember McLaughlin- Feels we should put the proper modeling together and base decisions off of that information rather than what-ifs.

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

Motion: to adjourn tonight's meeting.

Motion made by Councilmember Edwardsen, Seconded by Councilmember McLaughlin.
Voting Yea: Mayor Lisonbee, Councilmember McLaughlin, Councilmember Beddo, Councilmember Edwardsen

Meeting adjourned at 7:20 PM

Interested persons are encouraged to attend public hearings or present their views in writing at least one day prior to the meeting.

CERTIFICATE OF POSTING: I, John Barlow, as duly appointed Administrator for the Town of Apple Valley, hereby certify that this Hearing notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website http://pmn.utah.gov, and the Town Website www.applevalleyut.gov on the **12th day of February, 2012**.

John Barlow, Town Administrator

Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.

Date approved: ______________________

____

Marty Lisonbee, Mayor

ATTEST BY: ____

RESOLUTION *Of* APPRECIATION 2021-005

Richard Fischer

Is thanked for countless tireless volunteerism. Richard has spent countless hours volunteering building and maintaining public roads. A special note of appreciation goes to Richard for his many hours of volunteering during the Main Street Alignment Project. Further, Richard is thanked for his assistance in assisting the Town in reviewing development and lot split applications for impact on public roads and development standards.

APPLE VALLEY TOWN COUNCIL HERBY ADOPTS THIS RESOLUTION 2021-005 ON FEBRUARY 17TH, 2021

Mayor Marty Lisonbee

Councilmember Dale Beddo

Councilmember Paul Edwardson

Councilmember Mike McLaughlin

RESOLUTION *Of* APPRECIATION 2021-004

Jerry Jorgensen

Is thanked for countless tireless volunteerism. Jerry has spent countless hours volunteering building and maintaining public roads, serving on public boards, and organizing and preparing community events.

APPLE VALLEY TOWN COUNCIL HERBY ADOPTS THIS RESOLUTION 2021-004 ON FEBRUARY 17TH, 2021

Town of Apple Valley EST 2004 UTAH

Mayor Marty Lisonbee

Councilmember Dale Beddo

Councilmember Paul Edwardson

Councilmember Mike McLaughlin

RESOLUTION NO. 2021-09

APPOINTMENT OF NEW TOWN COUNCIL MEMBER

WHEREAS, the Town of Apple Valley is a Utah municipal corporation; and

WHEREAS, a vacancy has occurred in the office of Town Council; and

WHEREAS, after compliance with the requirements of UCA §§ 10-3-302 and 20A-1-510, the Town Council has determined that ______________________________ is a qualified person to be appointed as a member of the Town Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Town Council of the Town of Apple Valley that _______________________________ is hereby appointed as a member of the Town Council for a 24 month term ending December 31, 2019.

PASSED this 12th day of March, 2021.

TOWN OF APPLE VALLEY

____
Marty Lisonbee, Mayor

ATTEST:

____

Town Recorder

Council Member Dale Beddo voted _______
Council Member Paul Edwardsen voted _______
Council Member Michael McLaughlin voted _______
Mayor Marty Lisonbee voted _______

RECEIVED MAR 0 9 2021
mek
Verified- ✓

Application for Vacant Town Council Seat

Term will expire January 3, 2022

Application Deadline: 5:00 p.m. Wednesday, March 10, 2021

APPLICANT INFORMATION:

Name: KEVIN SAIR

Address: [redacted]
Street *City* *State* *Zip Code*

Telephone Number: [redacted]

Email Address: [redacted]

QUALIFICATIONS:

I certify that I meet the following Qualifications:

I am a citizen of the United States. ☒ Yes ☐ No

I am a registered voter in the Town of Apple Valley. ☒ Yes ☐ No

I have been a resident of the Town of Apple Valley or a resident of a recently annexed area of the Town of Apple Valley for the previous twelve (12) months. ☒ Yes ☐ No

I have not been convicted of a felony. ☒ Yes ☐ No

CERTIFICATION OF APPLICANT:

PLEASE READ THE FOLLOWING PARAGRAPH CAREFULLY BEFORE SIGNING.

I certify that all statements made in this application are true and complete and understand that any misrepresentation of material fact in this document or during an interview may subject me to disqualification.

I understand that information provided on this application is a public record and authorize the Town of Apple Valley to release the information contained herein.

Applicant's Signature

3-9-21
Date

All applicants are requested to submit, with the application, a resume and a brief one (1) page written statement explaining why you are interested in serving on the council and any prior involvement in Town or community organizations or activities.

Item 4.

RECEIVED MAR 10 2021
mek
Verified - ✓

Apple Valley

Application for Vacant Town Council Seat
Term will expire January 3, 2022

Application Deadline: 5:00 p.m. Wednesday, March 10, 2021

APPLICANT INFORMATION:

Name: Jason Graham

Address: [redacted]

Street City State Zip Code

Telephone Number: [redacted]

Email Address: [redacted]

QUALIFICATIONS:

I certify that I meet the following Qualifications:

I am a citizen of the United States.	☒ Yes	☐ No
I am a registered voter in the Town of Apple Valley.	☒ Yes	☐ No
I have been a resident of the Town of Apple Valley or a resident of a recently annexed area of the Town of Apple Valley for the previous twelve (12) months.	☒ Yes	☐ No
I have not been convicted of a felony.	☒ Yes	☐ No

CERTIFICATION OF APPLICANT:

PLEASE READ THE FOLLOWING PARAGRAPH CAREFULLY BEFORE SIGNING.

I certify that all statements made in this application are true and complete and understand that any misrepresentation of material fact in this document or during an interview may subject me to disqualification.

I understand that information provided on this application is a public record and authorize the Town of Apple Valley to release the information contained herein.

Applicant's Signature 3/10/21 Date

All applicants are requested to submit, with the application, a resume and a brief one (1) page written statement explaining why you are interested in serving on the council and any prior involvement in Town or community organizations or activities.

Apple Valley Town Council Members:

I was really not interested in serving on the Town Council. I am semi-retired and moved here to be so. However, like many things in people's lives – things change. During the process to build our home here my eyes were opened to problems in our local government. It was fairly difficult for me to get my building permit in what I thought would be a very easy process. Even after this I was not excited about serving in our local government. I have monitored from afar the activities of our local committees and councils. I see some great challenges, but I also see some progress.

Mayor Marty Lisonbee called and asked me to consider joining the town council. I understand this is no guarantee and that I would have to run for re-election soon. Understand that I am willing to serve for the benefit of the citizens of Apple Valley. This is not a life goal for me and if I am not selected or later elected it will not disappoint me. My goal here is not some attainment, but rather to serve Apple Valley citizens for the betterment of their lot – whatever the Town Council can provide. I have a strong belief that property rights are paramount to most other laws, ordinances or codes. My core belief is that less government intervention is almost always better. If currently the Town Council; and later the citizens, choose for me to serve I will do so to the best of my ability.

Jason Graham

Jason Graham

[redacted]
[redacted]
[redacted]

Experience

Business Owner
2015-Current
Graham Laundry Ventures, LLC. – Graham Laundry Holdings, LLC.

Police Officer
2011-2018
Patrolman
City of Mount Vernon, WA

National Guard Soldier
2008-2017
Counter-Intelligence Special Agent
Human Intelligence Collector
Arabic Linguist

RECEIVED MAR 10

MLK

Verified - ✓

Item 4.

Application for Vacant Town Council Seat

Term will expire January 3, 2022

Application Deadline: 5:00 p.m. Wednesday, March 10, 2021

APPLICANT INFORMATION:

Name: William Gast

Address: [redacted]

Street City State Zip Code

Telephone Number: [redacted]

Email Address: [redacted]

QUALIFICATIONS:

I certify that I meet the following Qualifications:

I am a citizen of the United States. ☒ Yes ☐ No

I am a registered voter in the Town of Apple Valley. ☒ Yes ☐ No

I have been a resident of the Town of Apple Valley or a resident of a recently annexed area of the Town of Apple Valley for the previous twelve (12) months. ☒ Yes ☐ No

I have not been convicted of a felony. ☒ Yes ☐ No

CERTIFICATION OF APPLICANT:

PLEASE READ THE FOLLOWING PARAGRAPH CAREFULLY BEFORE SIGNING.

I certify that all statements made in this application are true and complete and understand that any misrepresentation of material fact in this document or during an interview may subject me to disqualification.

I understand that information provided on this application is a public record and authorize the Town of Apple Valley to release the information contained herein.

Will A Gast
Applicant's Signature

March 2, 2021
Date

All applicants are requested to submit, with the application, a resume and a brief one (1) page written statement explaining why you are interested in serving on the council and any prior involvement in Town or community organizations or activities.

William A. Gast, Jr., CEM, DCEP, LEED AP, CBCP

DIRECTOR, GLOBAL DATA CENTER ENGINEERING, INNOVATION, & SUSTAINABILITY

William (Bill) Gast, Jr. is a Senior Director at CenturyLink and is a part of CenturyLink's data center management team. Specializing in data centers (Efficient Electrical, Efficient Cooling, and DCIM) and high-performance buildings, Bill has more than 20 years of experience in designing and building cost effective and efficient data centers in the U.S. and abroad, he has designed and constructed many ultra-high efficiency data centers (Patent App# 2010225997). He has trained and led engineering and construction teams for the past 10 years. A focused and empathetic leader, his skills and ability achieve superior results. Conversant in Spanish and great depth of experience in global data center operations and controls.

Areas of Expertise

Data center design, energy efficiency, cost effective expansions and upgrades.

Education

Bachelor of Science in Engineering Management, Minor in Naval Science – University of Utah – Salt Lake City
MBA Coursework – Marriott School of Business – Brigham Young University
MBA Coursework – Leavey School of Business – Santa Clara University

Affiliations

Certified Energy Manager (CEM)
Data Center Energy Practitioner (DCEP)
LEED AP
Certified Building Commissioning Professional (CBCP)
Member ASHRAE (American Society of Heating, Refrigeration and Air Conditioning Engineers)
Member AEE (American Energy Engineers)

Military

Naval Aviator with 12 years of flying experience (O-5) Commander
Nuclear Power Engineering Laboratory Technician (E-5) Petty Officer on Nuclear Submarine

Experience

DIRECTOR, Global Data Center Energy, Sustainability and Innovation
CENTURYLINK (2014 – 2018)

Responsible for both design and retrofit data center work globally. His team consists of the most experienced data center engineers in the company including Design, Construction, Controls, and Commissioning teams. In 2016 his team certified 20 US data centers (60% of the total US portfolio) as "Energy Star". His team was awarded the 2016 Data Center "Energy Efficiency Design" by Data Center Dynamics. In 2015, his teams identified over $30 million in energy savings in the existing portfolio of 57 data centers. Construction projects implemented in 2015 will deliver annually 56.5 Gigawatt-hrs of energy reduction, $5.7 million of reduced energy expenses, $3.1 million in Utility Incentives, all resulting in equipment refresh and a 36% Return on Investment.

By thinking outside the box and implementing innovative designs that are efficient and cost effective, his teams are delivering capacity increases at a cost of $2,000-$3,000 per kW which is significantly lower than the $11,000 per kW industry tier 2 average.

Developed high performance DCIM that is integrating data center performance metrics with lower cost hardware infrastructure and providing both metrics and analytics to measure automatically the performance and possible issues of 60 data centers world-wide.

From design to controls to commissioning, Bill's team is recognized as the best in the industry for superior colocation, managed, and cloud data center facility performance.

https://youtu.be/CS_Hgh_hCMg (Chiller in a box interview)
https://www.linkedin.com/in/william-gast-a0b94829

William A. Gast, Jr., CEM, DCEP, CBCP, LEED AP

DIRECTOR, Global Data Center EFFICIENCY, INNOVATION, AND SUSTAINABILITY

Experience (continued)

Senior Energy Engineer Level III, CLEAResult Consulting, Inc.
(2011 – 2014)

Handpicked to develop a data center design-build program for CLEAResult and Implement data center utility programs nation-wide. Responsible for both new construction and retrofit data center work in the U.S. and abroad. Specifically, in 2013 alone, his projects annual cost savings totaled $5,017,000 reduced demand by 1,839 kW, and saved 16,521,409 kWh of energy. Customers included REI, IBM, Sabey, Morgan Stanley, State Street Bank, CenturyLink Technology Solutions, Alaska Air, QTS, CISCO, DELL, the State of Utah (Dept. of Technical Services), Overstock.com, Jet Blue, Fusion-io, Viawest, Voonami, and Tonaquint. Bill designed and implemented the most energy efficient data center in Utah (PUE = 1.08) and patented a process for high efficiency data center cooling.

Building Performance Engineer, Mechanical Service & Systems, Inc.
(2006 – 2011)

Led Mechanical Service & Systems, Inc. to become the major mechanical contractor for building and retrofitting ultra-efficient data centers in the intermountain region. Built or upgraded over 23 data centers. He helped reduce the time to complete ASHRAE Level 2 audits from six weeks to two weeks through software implementation of new system. Bill helped develop a SQL based .net program "Powerwatcher" that provides measurement & verification of implemented project ECMs.

Vice President and General Manager, Yamas Controls, Inc.
(2002 – 2006)

Bill had P&L responsibility for 68 employees and $24M of business in the intermountain region. Region was highest GM and EBITDA in organization. Had lowest contract churn of any division in the company. #1 salesman in Intermountain West prior to accepting position as VP/GM Part of the transition team that resulted in the sale of Yamas Controls to Schneider Electric in 2006. Pioneered the use of Tridium Niagara products in the company. Implemented many energy performance projects in Utah and Idaho.

President / CEO, NITEC, Inc.
(1990 – 1997)

Bill coordinated and implemented strategies to maximize company profits and customer satisfaction. He implemented regional energy projects that resulted in customer savings of more than 12.75 million kWh per year. Bill directed customer relations for national and international clients, and led the coordination of manufacturing and operations in Chile, Mexico, Republic of South Africa, and the Netherlands. He designed and patented control systems for controlled atmosphere gas applications (#5,649,995 & #5,799,495).

Senior Sales Engineer, BOC Gases (Airco)
(1987 – 1990)

Naval Flight Officer, US Navy Commander (O-5)
(1982 – 1997)

[redacted]

INTERLOCAL COOPERATION AGREEMENT REGARDING

ELECTION SERVICES

This INTERLOCAL COOPERATION AGREEMENT (the "Agreement") is between Washington County, Utah ("the County") and _________________ City ("the City", "the Town" or "Municipality") located within the geographic boundary of the County (collectively, "the Parties").

RECITALS

WHEREAS, under the Utah Election Code (Utah Code Ann. § 20A-1-101 et seq.) the Washington County Clerk-Auditor is charged with many duties pertaining to conducting fair elections in Washington County;

WHEREAS, due to those duties, the County regularly conducts county-wide elections and has the equipment, experience and applicable contracts in place to efficiently conduct elections within the County;

WHEREAS, municipalities within Washington County are responsible for conducting municipal elections within their own jurisdictions;

WHEREAS, the County adopted a vote by mail system for elections beginning in 2018 and secured contracts for printing, mailing, distributing, and returning mail-in ballots;

WHEREAS, under the Utah Code, local political subdivisions may enter into interlocal agreements with the County for services that are more efficiently provided by the County;

WHEREAS, the County and the Municipality acknowledge the mutual benefit and efficiency of having the County assist in the Municipality's elections;

WHEREAS, for the purpose of conducting more efficient municipal elections, the County is willing to assist municipalities located within the County in their responsibilities to conduct elections; and

WHEREAS, it is in the best interest of the citizens of Washington County that the County assist in conducting municipal elections.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, the covenants contained herein, and pursuant to the Interlocal Cooperation Act, the Parties agree as follows.

A. SPECIFIC TERMS

Section 1. County.

(a) The County agrees to assist and support the Municipality in conducting vote by mail municipal elections; however, the County does not have the equipment or software to provide support for Ranked Choice Voting. If a municipality chooses to use Ranked Choice Voting, the County can direct you to an election vendor that can administer the election in this format.

(b) In accordance with the County's contract with a selected printer, the County will order ballots and envelopes for the municipality based on the number of registered voters within the municipality.

(c) The County will provide two electronic marking devices, one precinct level scanner, and one on-demand ballot printer in each Municipality with 3000 or more registered voters. The County may provide equipment in additional locations within the Municipality based on the availability of equipment.

(d) The County will use its available counting machines to count ballots for the municipalities; however, the County will not hand count ballots. Each Municipality will designate one qualified staff member to adjudicate ballots and assist the County to re-make ballots on a regular basis. The County will not re-make ballots without a qualified Municipal staff member present.

(e) The County will continue to conduct all statutorily required obligations, including signature verification, in accordance with applicable state and local codes.

(f) The County will provide the Municipality with a cost estimate for upcoming election services by December 31 of the year preceding the election.

Section 2. Municipality.

(a) The Municipality agrees to reimburse the County for all costs and expenses related to the municipality's election, including all printing expenses incurred under the County's contract with the printer, within 30 days of receiving an invoice from the County.

(b) The Municipality agrees to collect its election items from the County Clerk-Auditor's Office within a week after the canvas date.

(c) The Municipality agrees to notify the County in writing by March 31 of the election year if the Municipality does not accept the county-provided cost estimate and therefore does not desire to receive the County's election services as outlined in this Agreement.

Section 3. Term. This Agreement shall become effective on the date is it duly executed and shall expire December 31, 2021. This Agreement shall automatically renew for additional one (1) year periods, unless thirty (30) days prior to the expiration, written notice of intent to not renew is given by either Party. There is no limitation on the number of times this Agreement may automatically renew. All prior interlocal agreements regarding election services between the parties are revoked.

B. GENERAL TERMS

Section 1. Purpose. The purpose of this Agreement is to allow the Parties to comply with State law to accomplish the intentions and purposes referred to in the recitals above.

Section 2. Termination. Other than as set forth in A(3), above, either party, for good cause, may terminate this Agreement by notifying the other Party in writing of its intent to terminate the Agreement, for instance, when a Municipality cancels a local election pursuant to Utah Code Ann. 20A-1-206. Any costs incurred by County must be reimbursed by the Municipality upon termination.

Section 3. No Waiver of Governmental Immunity. The Parties are governmental entities under the Governmental Immunity Act of Utah, Title 63, Chapter 30d of the Utah Code. None of the Parties waive any defenses otherwise available under the Governmental Immunity Act.

Section 4. Indemnity.

(a) The Municipality shall hold harmless and indemnify County, and its officers, employees and agents, against any and all loss, liability, damage, claim, cost, charge, demand, or expense (including reasonable attorney's fees and costs) arising out of or resulting from the services in, or performance of, this Agreement if caused by any negligent act or omission, or any intentional misconduct, of the Municipality or any of its officers, employees or agents.

(b) The County shall hold harmless and indemnify the Municipality, and it officers, employees and agents against any and all loss, liability, damage, claim, cost, charge, demand, or expense (including reasonable attorney's fees and costs) arising out of or resulting from the services in, or performance of, this Agreement if caused by any negligent act or omission, or any intentional misconduct, of the County or any of its officers, employees or agents.

Section 5. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the Interlocal Cooperation Act in connection with this Agreement, the Parties agree as follows.

(a) This Agreement shall be authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Utah Code Section 11-13-202.5.

(b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the Utah Code Section 11-13-202.5(3).

(c) A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Utah Code Section 11-13-209.

(d) No separate legal entity is created by the terms of this Agreement. The Parties designate the Chairman of the County Commission as the Administrator responsible to administer this Agreement and the accomplishment of the purposes of the cooperative action contemplated hereby and specified herein pursuant to Utah Code Section 11-13-207.

(e) The effective date of this Agreement shall be the date that each of the Parties has signed it, adopted a resolution to approve it, and filed the Agreement with the keeper of records.

(f) The term of this Agreement shall commence on the date of full execution of this Agreement by all Parties.

(g) No real or personal property shall be acquired jointly by the Parties as a result of this Agreement.

Following the execution of this Agreement by the Parties, either Party may cause a notice regarding this Agreement to be published on behalf of the Parties in accordance with Utah Code Section 11-13-219.

Section 6. Notices. All notices, requests, demands and other communications under this Agreement shall be in writing and shall either be hand delivered or sent by first-class mail, postage prepaid, and properly addressed to the Parties at the following addresses:

City
Attn: Clerk
ADDRESS

Washington County
Attn: Commission Chair
197 East Tabernacle
St. George, UT 84770.

Section 7. Entire Agreement; Modification; Waiver. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter and supersedes all prior and contemporaneous agreements, negotiations, representations, promises, or understandings of the Parties whether oral or written. No supplement, modification, amendment, or waiver of any obligation of this Agreement shall be binding unless executed in writing by all the Parties. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver.

Section 8. No Third-Party Beneficiaries. This Agreement is not intended to confer upon any person other than the Parties any rights or remedies.

Section 9. Governing Law. This Agreement shall be governed by the laws of the State of Utah. The Parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court for the State of Utah. The Parties further agree that the Federal District Court for the District of Utah shall be the venue for any cause of action with mandatory federal jurisdiction.

Section 10. Counterparts; Filing. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

DATED this ___ day of _______, 2021.

WASHINGTON COUNTY

____
Gil Almquist
Washington County Commission Chair

Attest:

____
Kim M. Hafen
Washington County Clerk-Auditor

Date: ____________________________

Approved as to Form:

____
Deputy Washington County Attorney

City

____
Mayor

Attest:

____
City Recorder

Date: __________________________

Approved as to Form:

____
City Attorney

RESOLUTION NO. R-2021-06

APPOINTMENT OF TOWN TREASURER

WHEREAS, the Town of Apple Valley is a Utah municipality; and

WHEREAS, the Mayor, with the advice and consent of the Town Council, is required to appoint a qualified person to the office of town treasurer pursuant to Utah Code Annotated § 10-3-916(1); and

WHEREAS, Mayor Marty Lisonbee has determined that Paul Edwardsen is a qualified person to be appointed to the Office of Town Treasurer; and

WHEREAS, the Town Council gives its advice and consent to the appointment of Paul Edwardsen to the Office of Town Treasurer.

NOW, THEREFORE, IT IS RESOLVED by the Town Council of the Town of Apple Valley that Paul Edwardsen is hereby appointed to the Office of Town Treasurer.

PASSED this 17th day of March 2021

TOWN OF APPLE VALLEY

____
Mayor Marty Lisonbee

Council Member Michael McLaughlin voted _____
Council Member Dale Beddo voted _____
Council Member Paul Edwardsen voted _____
Mayor Marty Lisonbee voted _____

ATTEST:

____
Town Recorder

RESOLUTION NO. 2021-07

APPOINTMENT OF DEPUTY CLERK RECORDER

WHEREAS, the Town of Apple Valley is a Utah municipal corporation; and

WHEREAS, the Mayor, with the advice and consent of the town council, is required to appoint a qualified person to the office of town recorder pursuant to Utah Code Annotated § 10-3-916(1); and

WHEREAS, The Mayor Marty Lisonbee has determined that Colleen Kohler is a qualified person to be appointed to the Office of Deputy Clerk Recorder; and

WHEREAS, the Town Council gives its advice and consent to the appointment of Colleen Kohler to the Office of Deputy Clerk Recorder.

NOW, THEREFORE, IT IS RESOLVED by the Town Council of the Town of Apple Valley that Colleen Kohler is hereby appointed to the Office of Deputy Clerk Recorder.

PASSED this 17th day of March, 2021.

TOWN OF APPLE VALLEY

____
Mayor Marty Lisonbee

Council Member Dale Beddo voted ________
Council Member Paul Edwardsen voted ________
Council Member Michael McLaughlin voted ________
Mayor Marty Lisonbee voted ________

ATTEST:

____
Town Recorder

APPLE VALLEY
ORDINANCE 10.10.050

NOW THEREFORE, be it ordained by the Council of Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "10.10.050 RE Rural Estates Zone" of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.10.050 RE Rural Estates Zone

A. Purpose: The purpose of this zone is to provide permanent area for small farms, hobby farms and limited agricultural development for personal use.
B. Permitted uses: Uses permitted in this zone are as follows:
    1. Single-family dwellings not less than 1250 sq.ft. on the main floor;
    2. Accessory buildings and uses, following issuance of a building permit for a permanent dwelling;
    3. Home occupations;
    4. Raising of crops, gardens, and horticulture;
    5. Residential facility for persons with a disability (see AVLU 10.28 for supplementary information);
    6. Residential facility for the elderly (see AVLU 10.28 for supplementary information);
    7. Churches;
    8. Park or playgrounds;
    9. The keeping of animals and fowl for family food production, but not for commercial use.
    10. Animal Allowances/Restrictions:
        a. The number of domesticated animals which may be maintained on the property shall be determined on the basis of a point system. No lot shall exceed one hundred (100) points per acre. All Lots will be apportioned 25 points in 0.25 acre increments up to 250 points or 2.5 acres. (e.g., a 1.20 acre lot is allocated 100 points. A 1.25 acre lot is allocated 125 points). After 5 acres, 25 points per 0.25 acre increments up to 500 points or 7.5 acres. After 10 acres, 25 points per 0.25 acre increments up to 750 points or 12.5 acres. After 15 acres, 25 points per 0.25 acre increments up to 1000 points or 20 acres. (eg. a 12 acre lot is allocated 250 points for the first 5 acres, 250 points for the 2nd 5 acres, plus 200 points for the next 2 acres for a total of 700 points).

b. Type of animal or fowl (number of points per animal), further restrictions:
   (1) Cow, horse, donkey, mule, or similar large animal, and potbelly pig 25 points each, but not to exceed the maximum of ten (10) large animals per five (5) acres;
   (2) Miniature horses, sheep, goats, or similar medium-size animals, less than 36 inches in height as measured from the withers, (8 points each), but not to exceed the maximum of twenty (20) medium animals per five (5) acres;
c. Chickens, ducks, pigeons, doves, rabbits, turkeys, geese, pheasants, and similar small and medium-size fowl are not to exceed twenty thirty thirty (30) per One (1) acre;
d. No rooster is permitted on any lot which is less than one (1) acre. Lots 1 acre or larger may have one (l) rooster per thirty (30) chickens.
e. Only domestic and farm animals shall be kept on any lot with in the Rural Estates Zone.
f. Other than domesticated potbelly pigs allowed under AVLU 10.10.050.B.11.b(1), the
keeping of any pigs is not allowed in the Rural Estates Zone.
g. The following shall be excluded from consideration for the purpose of determining compliance with this section:
   (1) The unweaned, offspring of a residing animal or fowl, under six (6) months of age.
   (2) Residents 18 years or younger participating in a 4-H, FFA or similar youth program raising an animal with the intent to sell the animal at auction within twelve (12) months.
h. Animals shall be contained in proper pens, coups, corals, pasture, paddock, areana, or simular exercise area on owners property Animal enclosures shall be cleaned regularly, be kept in good repair, give the animals ample room, and offer the animals shelter and shade.
i. Noise, safety, pests or smell nuisances that result from improper care of animals or property are strictly prohibited. Property owners must implement a fly mitgation program with deployment of fly traps, fly spray chemicals or fly predators and maintain these devices and methods during the fly season for vector control.
j. Violation of AVLU 10.10.050.B.11 isan infraction punishable by fine up to $750 if violation is not corrected within thirty (30) days of initial notice of violation.

11. Any use not specifically allowed under permitted uses shall be prohibited.

C. Height Regulations: No building shall be erected to a height greater than thirty-five (35) feet. No accessory building shall be erected to a height greater than twenty-five (25) feet.
D. Minimum Area, Width, and Yard Regulations

District	Area	Width in Feet	Yard Setbacks in Feet for Primary Residence		
			Front	Side	Rear
RE-1.0	1.0 acre	100	25	10	10
RE-2.5	2.5 acres*	150	25	25	25
RE-5.0	5.0 acres*	200	25	25	25
RE-10.0	10.0 acres*	300	25	25	25
Re-20.0	20.0 acres*	400	25	25	25
RE-X	**Any Size	400	25	25	25
*Required minimum size may be calculated prior to a required road dedication.					

** No more than one (1) home on property

E. Modifying Regulations:

a. Side Yards: The side yard setback on a "street side" yard shall be the same as a front yard setback. Accessory buildings located at least ten (10) feet away from the main building must have a side or rear property setback of at least ten (10) feet on interior lot lines.

b. Distance Between Buildings: No two (2) buildings on the same property shall be located closer together than ten (10) feet. No building, structure, or pen/corral/coop/ housing animals or fowl shall be constructed closer than fifty (50) feet to a dwelling unit on an adjacent lot, or thirty (30) feet from property line, whichever is further. Animal enclosures shall be behind the main dwelling and shall be no closer thanthirty (30) feet to main dwelling.

c. Prohibited Materials and Storage: No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.

d. All lighting shall comply with AVLU 10.26 Outdoor Lighting Ordinance.

e. N

f. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.

g. All street, drainage, utility and other public improvements shall be installed as required by the applicable town ordinances, standards and regulations. However, upon recommendation by the Planning Commission and approval of the Town Council based upon good cause shown, the requirements for the installation of dry sewer, curb, gutter and asphalt may be waived or delayed, as the Town Council, in its discretion, may determine.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL
________________________________.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Lisonbee	_____	_____	_____	_____
Councilmember Edwardsen	_____	_____	_____	_____
Councilmember Beddo	_____	_____	_____	_____
Councilmember Kopp	_____	_____	_____	_____
Councilmember McLaughlin	_____	_____	_____	_____

Presiding Officer

____
Marty Lisonbee, Mayor, Apple Valley

Attest

____
Michelle Kinney, Clerk Apple Valley

From: **Lyle Anderson** lyle@vacationraces.com
Subject: Zion Ultras
Date: March 1, 2021 at 8:05 PM
To: mayor@applevalleyut.gov

LA

Hello Marty,

My name is Lyle Anderson. I am the Event Director for the Zion Ultras on April 10-11. We have made the decision to move our event up to our new property up there in Apple Valley this year. I understand that you are the guy I need to talk with about getting a permit for our event. Can you please let me know what is required? So I can try and get it to you asap.

I also wanted to talk to you and see if we could add camping to the permit for this event? The 100 miler is a 36 hour event. We will have a lot of people that will be helping their runners at all hours of the day and night along the course. So it would be really helpful to allow them to camp on our property for the duration of the event.

Here is a link to our race course: https://www.google.com/maps/d/u/0/edit?mid=1Pva-fiHahAX7OXGOt1cOwFayGQe4McnP&ll=37.18025346731052%2C-113.19722899615873&z=12

Also, are you related to David Lisonbee?

LYLE ANDERSON
SR. EVENT DIRECTOR
VACATION RACES

email: lyle@vacationraces.com Cell: 435-313-0019

FEE SCHEDULE

(Adopted on 9/16/2020)

Administrative Fees

Government Records Access Management Act (GRAMA) Request: To be determined on an individual basis per UCA 63-2-203

Photocopies:	8 1/2 x 11 single or double sided on town paper	**$0.25**
	11 x 17 single or double sided on town paper	**$0.50**
	Land Use (Zoning Ordinance)	**$22.00**
	Subdivision Ordinance	**$9.00**
	General Plan	**$8.00**
	Standards and Specifications	**$25.00**
	Maps 24" x 36"	**$40.00**
	Maps 11" x 17"	**$5.00**
	Copies on CDs	**$5.00**
Returned check fee: (Utah Code Title 7 Section 15)		**$20.00**
Smithsonian Fire Department Facility:		
	Training Room	**$50.00**
	One Bay (Fire Dept Approval)	**$75.00**
	Two Bays (Fire Dept Approval)	**$150.00**
	Refundable Deposit.	**$100.00**

Park Reservation

Parks are a first come, first serve basis only

Pavilion Rental	1/2 Day	**$25**
	Full Day	**$50**
	Refundable Cleaning Deposit	**$150**

Credit Card Processing Fees

Payments over $200.00 made with a credit or debit card are subject to an additional 3% processing fee. There is no fee for payments made with cash or check.

Special fees or exceptions may be granted by the Town Council for local non-profit organizations or civic functions depending on scheduling conflicts, etc. Additional fees may be charged if there are special needs; i.e. AV equipment, change in room setup or large groups.

Business Licenses

Alcohol License	**Initial**	**Renewal**
Class A Retail License (Off Premises)	**$300.00**	**$300.00**
Class B Retail License (On Premises)	**$1000.00**	**$500.00**
Class C Retail License (Draft)	**$1250.00**	**$750.00**
Class D Special Events License	**$200.00**	**N/A**
Class E Arena/Facility License	**$800.00**	**$400.00**
Class F Brewpub and Microbrewery License	**$300.00**	**$150.00**
Temporary License	**$200.00**	**N/A**
Government Owned Facility License	**$400.00**	**$200.00**

Business License

Commercial:	**$150.00**
Additional Use, Commercial:	**$20.00 each use**
Home-Based:	**$0.00**
Non-Impact	**$0.00**
Impact	**$150.00**
Local Licensed Non-Profit Organizations:	**$0.00**
~~Single Event License:~~	~~**$100.00**~~
Special Event Permit	$500.00
Dog Kennel License**:** Non-Commercial:	**$50.00**
Fire Inspection Fee	**$150.00**
Code Inspection Fee	**$150.00**
Business License Late fee:	**$25.00 per month or portion of month**

Animal Control

Dog License: (1-year license Expires Dec 31)

Spayed/Neutered:	**$10.00**
Functional:	**$20.00**

Late fee of 25% after February 15.

Solid Waste

Monthly Fee	**$12.50**

Storm Drainage

Residential	**$10/month**
Commercial	**$35/month**

Signs

Free Standing Sign	**$100.00**
Monument	**$100.00**
Temporary Sign	**N/A**
Wall Sign	**N/A**
Sign Review Board	**$100.00**

Zoning

Annexation	**$1,500.00**
Conditional Use Permit (CUP)	**$300.00**
Easement Abandonment	**$300.00**
Encroachment Permit	**$500.00 + $10.00 per square foot, $500.00 non-compliance**
General Plan Amendment	~~$1,500.00~~$500.00 plus acreage fee

Zone Change	**$500.00 + Acreage fee**

Acreage Fees:~~Note:~~ This is a sliding fee schedule charged in the following incremental tier schedule:

First: 1-100 ac. = $25 per ac.
Then: 100-500 ac. = $15 per ac.
Then: 500 + = $5 per ac.

(Note: acreage to be zoned open space; no charge if open space is over 10 acres)
(Note: <1 ac. No acreage charge)
(Note: Open space includes parks, golf courses, flood plains, hillsides and similar natural Areas, but not required recreation areas and setback areas.)

Home Occupation Permit	**$10 Reprint**
Lot Split	**$250.00 per new lot**
Non-Compliant Lot Split	**$500.00 per new lot**
Planning Staff Review (PSR)	**$150**
Site Plan Review (*SPR)	**$150.00 + Actual Cost**

(* An SPR is used for commercial, industrial and institutional developments; exceptions are public schools and minor additions to an existing development)

Engineering/Legal/Admin Fees	**Actual Cost**
Planned Developments and Development Agreement Fees	
Initial Fee	**$7,500 + Engineering Cost of Services**
Revisions/Amendments	**$2,500 + Engineering Cost of Services**
Road Dedications	**$125**

Subdivisions

Preliminary Plat	~~**$1,500.00**~~ $500.00 Plus acreage fee
Final Plat (subdivision, town homes, roads, etc.)	**$200.00 + $160/per lot**

Amendments

Preliminary Plat	**$1,500.00**
Final Plat	**$750.00 + $10.00 per lot**
Public Improvement Inspection Fee	**2% of Public Works Improvement Construction Costs**

Board of Appeals

Variance Application	**$550.00**
Appeal Hearing	**$550.00**

Building Permits

Pools/Solar/Other	**$375.00**
Building Permit	**Based on Valuation (see table below)**

Encroachment Permit	**$500.00 + $10.00 per square foot, $500.00 non-compliance**
Habitat Conservation Plan Fee	**.002 of Valuation**
Flood Zone Development Permit	$2,500
State Building Permit Surcharge	**1% of Building Permit Fee**
Plan Review	**15% of Permit Fee**
Special Inspection	**$125**
Re-Inspection Fee	**$125**
Building Permit Issued After-The-Fact	**Double Permit Fee**

TOTAL VALUATION	*FEE*
Valuation = Square Feet x Current ICC Building Valuation	
$1 to $500	$23.50
$501 to $2,000	$23.50 for the first $500 plus $3.05 for each additional $100 or fraction thereof, to and including $2,000
$2,001 to $25,000	$69.25 for the first $2,000 plus $14.00 for each additional $1,000 or fraction thereof, to and including $25,000
$25,001 to $50,000	$391.75 for the first $25,000 plus $10.10 for each additional $1,000 or fraction thereof, to and including $50,000
$50,001 to $100,000	$643.75 for the first $50,000 plus $7 for each additional $1,000 or fraction thereof, to and including $100,000
$100,001 to 500,000	$993.75 for the first $100,000 plus $5.60 for each additional $1,000 or fraction thereof, to and including $500,000
$500,000 to $1,000,000	$3,233.75 for the first $500,000 plus $4.75 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,001 and up	$5,608.75 for the first $1,000,000 plus $3.65 for each additional $1,000 or fraction thereof

Refunds

Where applicant voluntarily withdraws the application, the following refunds will apply:

Application accepted, no further work done	**90% of total filing fee**
Notification of hearing	**75% of total filing fee**
Planning Staff Review (PSR) meeting or written	

comments from department received.	**50% of total filing fee**
Staff Report completed	**25% of total filing fee**
Public hearing held	**No Refund**
Staff error resulting in mandatory withdrawal	**100% refund**

Town of Apple Valley
1777 N. Meadowlark Drive, Apple Valley, Utah 84737
Phone: (435) 877-1190   Fax: (435) 877-1192
www.applevalleyut.gov

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear ___________________________

Paperwork returned by ____(Date)__________________

Name of Applicant:____

Site Location: ____

Mailing Address: ____

____

Phone: ____

Purpose of Request: ____

____

____

____
Applicant Signature

1. Annexations: $1500.00 filing fee
2. Conditional Use Permit: $300.00 filing fee
3. Zone Changes: $500.00 + Acreage Fee filing fee
4. Subdivisions: $1500.00 filing fee
5. Lot Line Adjustment: $200.00 filing fee
6. Lot Split (2 Lots): $250.00 filing fee
7. General Plan Amendment: $500.00 + Acreage Fee filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

____/ ____________________________
Planning Commission Chairman   Date

____/ ____________________________
City Administration   Date

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: $500.00 + Acreage Fee	
1 – 100 Acres:	$50.00/Acre
101 – 500 Acres:	$25.00/Acre
501 + Acres:	$10/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting

Name:		Phone:
Address:		Email:
City:	State:	Zip:
Agent: (If Applicable)		Phone:
Address/Location of Property:	Parcel ID:	
Existing Zone:		Proposed Zone:
Reason for the request		

Submittal Requirements: The zone change application shall provide the following:

- ☑ A. The name and address of every person or company the applicant represents
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. Stamped envelopes with the names and address's of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☐ F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only	
Date Received:	By:
Date Application Deemed Complete:	By:

ZONE CHANGE APPLICATION - GENERAL INFORMATION

PURPOSE

All lands within the Town are zoned for a specific type of land use (single family residential, multi-family, commercial, etc.). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the Town's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density to another. Or, it may be to an entirely different type of use, such as a change from residential to commercial. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Submit a complete application. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the pub may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the Town Council of approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically one (1) week after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) ____, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

____
Property Owner

____
Property Owner

Subscribed and sworn to me this ___________ day of ______________________, 20____.

____
Notary Public

Residing in: ______________________________

My Commission Expires:___________________

AGENT AUTHORIZATION

I (We), ___________________________________, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) ____________________________________ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

____
Property Owner

____
Property Owner

Subscribed and sworn to me this ___________ day of ______________________, 20____.

____
Notary Public

Residing in: ______________________________

My Commission Expires:___________________

Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Date Received ______________

Filing Fee $250.00

Receipt Number______________

Simple Lot/Parcel Split Application

Name of Applicant____ Phone number____________________

Address of Residence____

Parcel number (each parcel requires a separate application) ____

Purpose for Lot/Parcel Split ____

____

REQUIRED DOCUMENTS

1. 24x36 Mylar map with Record of Survey information
2. Signature Blocks Required:
   i. Mayoral signature with Town Recorder Attested line,
   ii. Big Plains Water SSD signature,
   iii. Town Attorney signature,
   iv. Property Owners signature
   v. If property has a lien, a Signature Release from the Lender
   vi. County Treasurer Signature Release
3. Identical electronic version emailed to the Town Recorder for Town electronic record. (email to clerk@applevalleyut.gov)
4. 11x17 identical version of the Mylar map with Mayoral signature line. (Town paper record)
5. Copy of Property Title Report within 90 days.
6. Record of Survey must include utility easements, existing or that may be required. Street access to all lots that are existing, or that may be required. Any road dedications required.
7. Copy of Road Dedication Deeds if required.

THIS LOT SPLIT APPLICATION IS TO BE USED IN ACCORDANCE WITH TITLE 11.02.040 WHICH INCLUDES, BUT IS NOT LIMITED TO;

1. No more than 10 new lots may be approved by Town Staff.
2. The split does not impact an existing easement or right of way, or evidence is shown that the impact will not impair the use of any such easement or right of way.
3. Is in a zoned area, and conforms to all applicable land use code or has received a variance for the requirements of an otherwise conflicting and applicable land use code.
4. Meets the size requirements of the applicable zoning

Paperwork submitted by ____ Date________________

Applicant Signature ____ Date________________

RESOLUTION 2021-08

A RESOLUTION OF THE TOWN COUNCIL (THE "COUNCIL") OF THE TOWN OF APPLE VALLEY, UTAH (THE "TOWN"), AMENDING RESOLUTION 2021-01 TO CORRECT THE LEGAL DESCRIPTION STATED THEREIN REGARDING THE BOUNDARIES OF JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1.

WHEREAS, on February 17, 2021, the Town enacted Resolution 2021-01 (the "**Creation Resolution**") to create Jepson Canyon Public Infrastructure District No. 1 (the "**District**") pursuant to the Public Infrastructure District Act, Title 17B, Chapter 2a, Part 12, Utah Code Annotated 1953, as amended (the "**PID Act**") and relevant portions of the Limited Purpose Local Government Entities - Local Districts, Title 17B (together with the PID Act, the "**Act**"); and

WHEREAS, after adopting the Creation Resolution, the Town was informed that there were minor technical errors in the legal description for the District boundaries as stated in the Creation Resolution; and

WHEREAS, the Final Local Entity Plat (the "**Plat**") that was approved as part of the Creation Resolution has not yet been recorded; and

WHEREAS, notwithstanding the technical errors in the legal description in the Creation Resolution and the Plat, the descriptions reasonably identify the District boundaries;

WHEREAS, the Plat accurately depicted the District boundaries, as did the boundary map that was included with the petition to create the District, but the Town wishes to correct the technical errors in the legal description;

WHEREAS, the Town wishes to amend the Creation Resolution to correct the legal description where provided therein, including as provided in the Plat, so that it uses the correct legal description as stated in **EXHIBIT A** to this resolution (the "**Corrected Legal Description**"); and

WHEREAS, the Corrected Legal Description fixes only technical errors and does not add or remove property from the boundaries that were described in the original Creation Resolution;

WHEREAS, the Town Council wishes to approve the mayor's execution of the amended final local entity plat that is attached hereto as **EXHIBIT B**.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the District, are hereby ratified, approved and confirmed.

2. The Creation Resolution (including any exhibit) is hereby amended to replace the legal description for the District boundaries with the Corrected Legal Description.

3. The former Plat is withdrawn and is hereby replaced with the corrected final local entity plat that is provided in **EXHIBIT B** to this Resolution.

4. Other than as specifically provided in this Resolution, all other parts of the Creation Resolution (including but not limited to the effective date) are not amended or affected by this Resolution.

5. The Council hereby authorizes the Mayor to sign the amended final local entity plat that is attached as **EXHIBIT B** to this Resolution and such other documents as may be required to finalize the actions contemplated under the Creation Resolution or the present Resolution on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

6. The Council hereby authorizes the Mayor or a designee to replace the legal description in the Creation Resolution with the Corrected Legal Description in the notice of impending boundary action submitted to the Office of the Lieutenant Governor of the State of Utah.

7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

8. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

9. This resolution shall take effect immediately.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, on March 17, 2021.

TOWN OF APPLE VALLEY, UTAH

By:________________________________
Mayor

ATTEST:

By:________________________________
Town Recorder

SCRIVENER'S AFFIDAVIT
FOR THE CORRECTION TO LEGAL DESCRIPTIONS

I, Kenneth E. Barney, do hereby certify that I am a Registered Professional Land Surveyor holding license No. 172762 as prescribed under the laws of the state of Utah. I further certify that under my direction the Final Local Entity Plat for Jepson Canyon Public Infrastructure District No. 1 was prepared. The bearing and distance of North 20°46'11" East 35.19 feet was left out of the description on the second sheet of the Plat. The bearing and distance of North 20°46'11" East 35.19 feet was shown on the boundary of the District No. 1 on the first sheet of the plat. The total area of the property as shown on the first sheet of the plat and at the conclusion of the description shown on the second sheet did not change. The property boundary around the District No. 1 did not change.

LICENSED LAND SURVEYOR
No. 172762
Kenneth E. Barney
STATE OF UTAH

Kenneth E. Barney, PLS — Date: March 11, 2021

State of Utah

ss

County of Utah

On this 11th day of March, 2021, personally appeared before me the signer of the forgoing instrument, who duly acknowledged to me that he executed the same.

Notary Public — Date: 3-11-2021

CHEYENNE CLAYTON
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 704071
COMM. EXP. 01-15-2023

ACKNOWLEDGEMENT, WAIVER, AND CONSENT

This ACKNOWLEDGEMENT, WAIVER, and CONSENT is signed with an effective date of March 11, 2021 by **Little Creek Land Company, LLC**, a Utah limited liability company, and **Jepson Canyon Resort Development Co., Inc.**, a Utah corporation. These signing parties are sometimes referred to as the "Property Owners."

Recitals

WHEREAS, on February 17, 2021, the Town of Apple Valley ("Town") enacted Resolution 2021-01 (the "**Creation Resolution**") to create Jepson Canyon Public Infrastructure District No. 1 (the "**District**") pursuant to the Public Infrastructure District Act, Title 17B, Chapter 2a, Part 12, Utah Code Annotated 1953, as amended (the "**PID Act**") and relevant portions of the Limited Purpose Local Government Entities - Local Districts, Title 17B (together with the PID Act, the "**Act**"); and

WHEREAS, after adopting the Creation Resolution, the Town was informed that there were minor technical errors in the legal description for the District boundaries as stated in the Creation Resolution; and

WHEREAS, the Final Local Entity Plat (the "**Plat**") that was approved as part of the Creation Resolution has not yet been recorded; and

WHEREAS, notwithstanding the technical errors in the legal description in the Creation Resolution and the Plat, those legal descriptions reasonably identify the District boundaries;

WHEREAS, the Plat accurately depicted the District boundaries, as did the boundary map that was included with the petition to create the District, but the Town wishes to correct the technical errors in the legal description;

WHEREAS, the Town wishes to amend the Creation Resolution to correct the legal description where provided therein, including as provided in the Plat, so that it uses the correct legal description; and

WHEREAS, the corrected legal description fixes only technical errors and does not add or remove property from the boundaries that were described in the original Creation Resolution;

WHEREAS, the Property Owners wish to acknowledge and provide their consent and waiver regarding the town's correction of the legal description and the creation of the districts generally.

1. <u>Representations</u>. The Property Owners represent and warrant that the Property Owners are the sole owners of the property included within the Corrected Legal Description, as that term is defined in **Exhibit 1**. The Property Owners represent and warrant that there are no registered voters in the area included within the Corrected Legal Description.

2. <u>Acknowledgement</u>. The Property Owners, on behalf of themselves, their successors in title and assigns, hereby acknowledge and certify that the Property Owners have previously

petitioned for and consented to the creation of the Jepson Canyon public infrastructure districts by the Town and have participated in the meetings and the hearing regarding the creation of the districts. The Property Owners, on behalf of themselves, their successors in title and assigns, hereby acknowledge and certify that the District boundaries as stated in the original Creation Resolution reasonably identifies the boundaries of the District and that the Corrected Legal Description fixes only technical errors.

3. Waiver. The Property Owners, for themselves, and for their successors in title and assigns, hereby waive:

(a) all rights to contest, protest, or challenge the legality or validity of the creation or establishment of Jepson Canyon Public Infrastructure District No. 1, Jepson Canyon Public Infrastructure District No. 2, or Jepson Canyon Public Infrastructure District No. 3; and

(b) All rights to contest, protest, or challenge the legality or validity of the enactment of a resolution in substantially the form provided in **EXHIBIT 1**.

4. Consent. The Property Owners, for themselves, and for their successors in title, and assigns, hereby consent to the Town of Apple Valley's enactment of a resolution substantially in the form provided in **EXHIBIT 1** to this Acknowledgement, Consent, and Waiver.

5. Reliance. This Acknowledgement, Waiver, and Consent is being provided to the Town of Apple Valley in connection with its consideration and enactment of a resolution in substantially the form provided in **EXHIBIT 1**. The Property Owners hereby acknowledge that the Town of Apple Valley may rely on this Acknowledgement, Consent, and Waiver in the town's consideration and enactment of the resolution in substantially the form provided in **EXHIBIT 1**. The Property Owners further hereby acknowledge that bond and district counsel will rely on the representations, warranties, acknowledgements, consents, and agreements herein contained in issuing opinions related to the issuance of bonds and consequently hereby agree that this Acknowledgement, Consent, and Waiver may not be amended, modified, or changed without the prior written consent of the Town of Apple Valley and such bond and district counsel.

6. Successors and Assigns. This Acknowledgement, Consent, and Waiver shall be binding on the Property Owners and their successors and assigns.

Little Creek Land Company, LLC,
a Utah limited liability company

Henry Isaksen

By: Henry Isaksen, Jr.
Its: Manager

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On this 11 day of March, 2021, personally appeared before me Henry Isaksen, Jr., whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the manager of Little Creek Land Company, LLC, and that this Acknowledgement, Consent, and Waiver was signed on behalf of Little Creek Land Company, LLC by authority of its operating agreement, and that Henry Isaksen, Jr. acknowledged to me that Little Creek Land Company, LLC executed the same.

Pamela K. Walker
Public Notary

NOTARY PUBLIC
PAMELA K. WALKER
695903
COMMISSION EXPIRES
AUGUST 07, 2021
STATE OF UTAH

Jepson Canyon Resort Development Co., Inc.,
a Utah corporation

Henry Isaksen Jr.
By: Henry Isaksen, Jr.
Its: President

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

On this 11 day of March, 2021, personally appeared before me Henry Isaksen, Jr., whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn did say that he is the president of Jepson Canyon Resort Development Co., Inc., and that this Acknowledgement, Consent, and Waiver was signed on behalf of Jepson Canyon Resort Development Co., Inc. by authority of its bylaws, and that Henry Isaksen, Jr. acknowledged to me that Jepson Canyon Resort Development Co., Inc. executed the same.

NOTARY PUBLIC
PAMELA K. WALKER
695903
COMMISSION EXPIRES
AUGUST 07, 2021
STATE OF UTAH

Pamela K. Walker
Public Notary

EXHIBIT 1

Amendment Resolution

RESOLUTION 2021-04

A RESOLUTION OF THE TOWN COUNCIL (THE "COUNCIL") OF THE TOWN OF APPLE VALLEY, UTAH (THE "TOWN"), AMENDING RESOLUTION 2021-01 TO CORRECT THE LEGAL DESCRIPTION STATED THEREIN REGARDING THE BOUNDARIES OF JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1.

WHEREAS, on February 17, 2021, the Town enacted Resolution 2021-01 (the "**Creation Resolution**") to create Jepson Canyon Public Infrastructure District No. 1 (the "**District**") pursuant to the Public Infrastructure District Act, Title 17B, Chapter 2a, Part 12, Utah Code Annotated 1953, as amended (the "**PID Act**") and relevant portions of the Limited Purpose Local Government Entities - Local Districts, Title 17B (together with the PID Act, the "**Act**"); and

WHEREAS, after adopting the Creation Resolution, the Town was informed that there were minor technical errors in the legal description for the District boundaries as stated in the Creation Resolution; and

WHEREAS, the Final Local Entity Plat (the "**Plat**") that was approved as part of the Creation Resolution has not yet been recorded; and

WHEREAS, notwithstanding the technical errors in the legal description in the Creation Resolution and the Plat, the descriptions reasonably identify the District boundaries;

WHEREAS, the Plat accurately depicted the District boundaries, as did the boundary map that was included with the petition to create the District, but the Town wishes to correct the technical errors in the legal description;

WHEREAS, the Town wishes to amend the Creation Resolution to correct the legal description where stated therein, including as provided in the Plat, so that it uses the correct legal description as stated in **EXHIBIT A** to this Resolution (the "**Corrected Legal Description**"); and

WHEREAS, the Corrected Legal Description fixes only technical errors and does not add or remove property from the boundaries that were described in the original Creation Resolution;

WHEREAS, the Town Council wishes to approve the mayor's execution of the amended final local entity plat that is attached hereto as **EXHIBIT B**.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the District, are hereby ratified, approved and confirmed.

2. The Creation Resolution (including any exhibit) is hereby amended to replace the legal description for the District boundaries with the Corrected Legal Description.

3. The former Plat is withdrawn and is hereby replaced with the corrected final local entity plat that is provided in **EXHIBIT B** to this Resolution.

4. Other than as specifically provided in this Resolution, all other parts of the Creation Resolution (including but not limited to the effective date) are not amended or affected by this Resolution.

5. The Council hereby authorizes the Mayor to sign the amended final local entity plat that is attached as **EXHIBIT B** to this Resolution and such other documents as may be required to finalize the actions contemplated under the Creation Resolution or the present Resolution on behalf of the Council for submission to the Office of the Lieutenant Governor of the State of Utah.

6. The Council hereby authorizes the Mayor or a designee to replace the legal description in the Creation Resolution with the Corrected Legal Description in the submittal to the Office of the Lieutenant Governor of the State of Utah.

7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

8. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and the same are hereby, rescinded.

9. This resolution shall take effect immediately.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, on March 17, 2021.

TOWN OF APPLE VALLEY, UTAH

By:____________________________________
Mayor

ATTEST:

By:____________________________________
Town Recorder

EXHIBIT A

Corrected Legal Description

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1 BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30. PARCEL ALSO LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE EAST A DISTANCE OF 1439.41 FEET AND NORTH A DISTANCE OF 885.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.30°31'35"W. A DISTANCE OF 184.84 FEET TO A POINT OF CURVATURE OF A 44.38-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.63 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 117°00'49" AND A CHORD THAT BEARS S.28°07'35"E. A DISTANCE OF 75.68 FEET; THENCE S.30° 03'58"W. A DISTANCE OF 151.41 FEET TO A POINT OF CURVATURE OF A 51.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 119°31'48" AND A CHORD THAT BEARS N.81°40'22"W. A DISTANCE OF 88.12 FEET; THENCE S.38°33'44"W. A DISTANCE OF 70.56 FEET TO A POINT OF CURVATURE OF A 35.89-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°24'16" AND A CHORD THAT BEARS S.46°45'26"W. A DISTANCE OF 16.39 FEET; THENCE S.54°57'09"W. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 42.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.16 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.46°45'26"W. A DISTANCE OF 12.12 FEET; THENCE S.38°33'44"W. A DISTANCE OF 59.08 FEET; THENCE N.84°14'24"E. A DISTANCE OF 227.04 FEET; THENCE S.56°07'37"E. A DISTANCE OF 172.01 FEET; THENCE S.56°41'38"E. A DISTANCE OF 76.75 FEET; THENCE N.61°15'47"E. A DISTANCE OF 72.62 FEET; THENCE S.36°47'04"E. A DISTANCE OF 166.12 FEET; THENCE S.57°56'47"E. A DISTANCE OF 363.01 FEET; THENCE S.89°51'15"W. A DISTANCE OF 689.35 FEET; THENCE S.00°08'45"E. A DISTANCE OF 2548.41 FEET; THENCE N.72°02'22"W. A DISTANCE OF 369.39 FEET; THENCE N.42°42'17"W. A DISTANCE OF 210.15 FEET; THENCE S.43°41'18"W. A DISTANCE OF 89.11 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A

DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'14" AND A CHORD THAT BEARS S.77°42'48"W. A DISTANCE OF 178.43 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.50 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS S.32°34'56"W. A DISTANCE OF 449.74 FEET; THENCE S.47°02'56"E. A DISTANCE OF 215.96 FEET; THENCE S.39°23'57"W. A DISTANCE OF 127.10 FEET; THENCE S.42°24'03"W. A DISTANCE OF 148.43 FEET; THENCE S.45°17'12"W. A DISTANCE OF 116.47 FEET; THENCE S.48°13'23"W. A DISTANCE OF 153.06 FEET; THENCE S.51°14'18"W. A DISTANCE OF 123.70 FEET; THENCE S.54°06'51"W. A DISTANCE OF 140.28 FEET; THENCE S.57°03'52"W. A DISTANCE OF 130.53 FEET; THENCE S.59°42'47"W. A DISTANCE OF 112.60 FEET; THENCE S.62°22'49"W. A DISTANCE OF 132.23 FEET; THENCE S.65°03'10"W. A DISTANCE OF 113.10 FEET; THENCE S.67°38'26"W. A DISTANCE OF 124.44 FEET; THENCE S.69°35'04"W. A DISTANCE OF 117.02 FEET; THENCE S.66°59'42"W. A DISTANCE OF 242.72 FEET; THENCE S.70°47'17"W. A DISTANCE OF 152.25 FEET; THENCE S.80°04'35"W. A DISTANCE OF 222.12 FEET; THENCE N.18°19'43"E. A DISTANCE OF 510.80 FEET; THENCE N.76°20'23"E. A DISTANCE OF 71.37 FEET; THENCE N.82°05'58"E. A DISTANCE OF 103.48 FEET; THENCE N.89°47'08"E. A DISTANCE OF 134.84 FEET; THENCE N.83°00'16"E. A DISTANCE OF 93.12 FEET; THENCE N.85°08'22"E. A DISTANCE OF 58.23 FEET; THENCE N.61°16'50"E. A DISTANCE OF 43.64 FEET; THENCE N.55°35'00"E. A DISTANCE OF 104.75 FEET; THENCE N.24°44'44"E. A DISTANCE OF 103.22 FEET; THENCE N.31°08'38"E. A DISTANCE OF 76.38 FEET; THENCE N.20°06'39"E. A DISTANCE OF 53.85 FEET; THENCE N.42°47'04"E. A DISTANCE OF 108.69 FEET; THENCE S.71°06'23"E. A DISTANCE OF 101.92 FEET; THENCE N.50°38'17"E. A DISTANCE OF 329.01 FEET; THENCE N.00°54'37"W. A DISTANCE OF 98.85 FEET; THENCE N.04°48'27"E. A DISTANCE OF 187.36 FEET; THENCE N.00°47'08"W. A DISTANCE OF 114.54 FEET; THENCE N.17°46'30"E. A DISTANCE OF 210.89 FEET; THENCE N.13°52'22"E. A DISTANCE OF 118.57 FEET; THENCE N.19°26'57"E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15"E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16"E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30"E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00"E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45"E. A DISTANCE OF 57.17 FEET; THENCE N.26°37'56"E. A DISTANCE OF 33.63 FEET; THENCE N.04°59'04"E. A DISTANCE OF 23.67 FEET; THENCE N.07°29'40"W. A DISTANCE OF 51.25 FEET; THENCE N.30°10'58"E. A DISTANCE OF 137.46 FEET; THENCE N.34°00'27"E. A DISTANCE OF 93.46 FEET; THENCE N.33°59'20"E. A DISTANCE OF 157.30 FEET; THENCE N.24°59'43"E. A DISTANCE OF 53.33 FEET; THENCE N.09°24'47"E. A DISTANCE OF 43.51 FEET; THENCE N.15°43'49"E. A DISTANCE OF 54.69 FEET TO A POINT OF CURVATURE OF A 153.62-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°43'30" AND A CHORD THAT BEARS N.02°31'28"E. A DISTANCE OF 94.24 FEET; THENCE N.13°57'01"W. A DISTANCE OF 99.11 FEET;

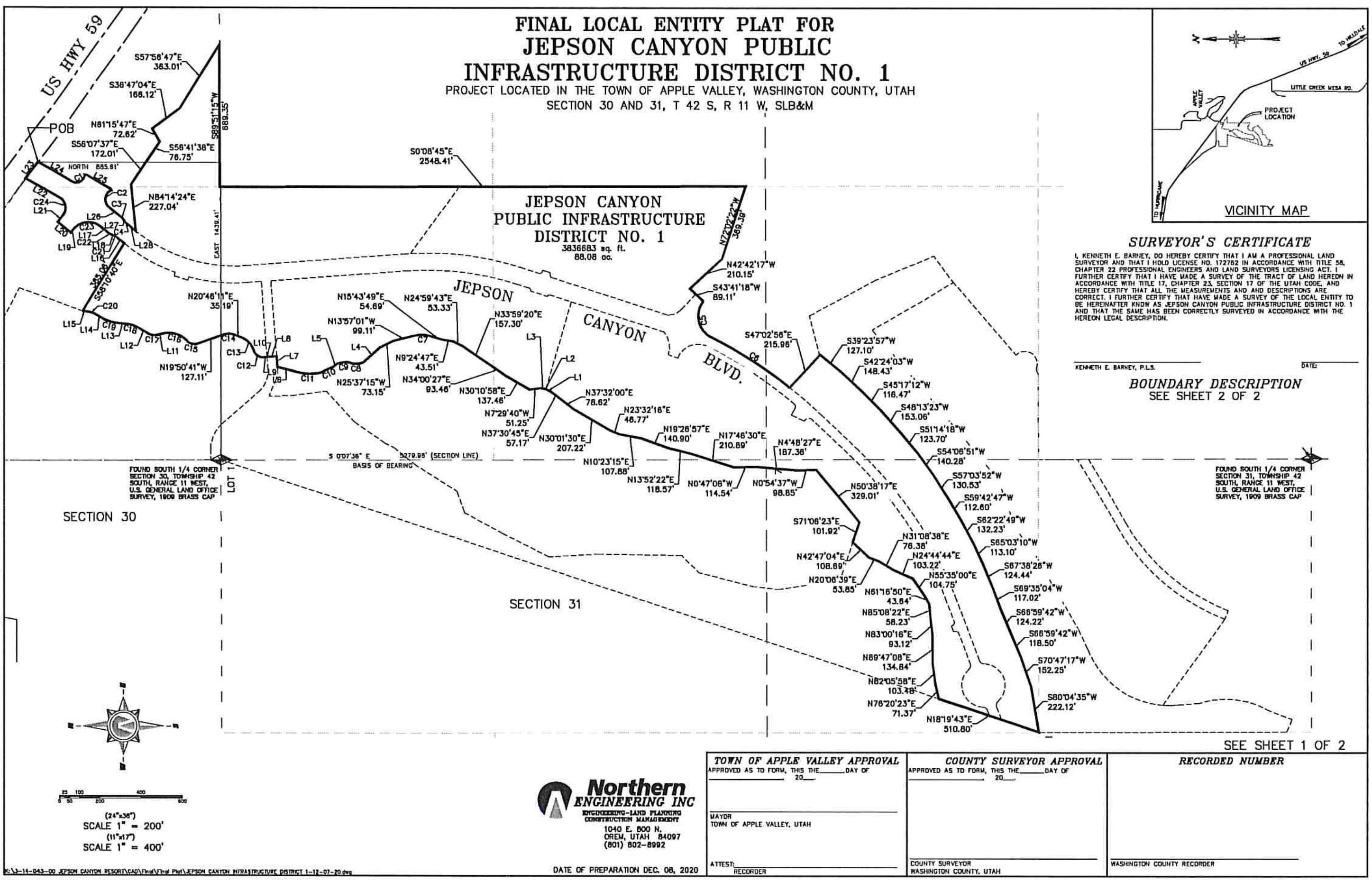
THENCE N.25°37'15"W. A DISTANCE OF 73.15 FEET; THENCE N.42°33'13"W. A DISTANCE OF 108.02 FEET TO A POINT OF CURVATURE OF A 96.37-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 42°00'32" AND A CHORD THAT BEARS N.00°04'38"E. A DISTANCE OF 69.09 FEET TO A POINT OF CURVATURE OF A 124.87-FOOT RADIUS NON-TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°15'18" AND A CHORD THAT BEARS N.06°49'34"W. A DISTANCE OF 58.84 FEET; THENCE N.34°31'37"W. A DISTANCE OF 26.00 FEET TO A POINT OF CURVATURE OF A 340.48-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.21 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°48'18" AND A CHORD THAT BEARS N.25°50'24"W. A DISTANCE OF 64.11 FEET TO A POINT OF CURVATURE OF A 226.79-FOOT RADIUS NON-TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.57 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 31°58'35" AND A CHORD THAT BEARS N.03°25'10"E. A DISTANCE OF 124.94 FEET; THENCE N.13°17'10"E. A DISTANCE OF 83.37 FEET; THENCE N.85°41'45"E. A DISTANCE OF 52.53 FEET; THENCE N.04°32'44"W. A DISTANCE OF 47.50 FEET; THENCE S.85°46'30"W. A DISTANCE OF 0.47 FEET; THENCE N.04°46'55"W. A DISTANCE OF 15.05 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 76°29'49" AND A CHORD THAT BEARS N.33°28'00"E. A DISTANCE OF 61.91 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°56'43" AND A CHORD THAT BEARS N.46°14'32"E. A DISTANCE OF 86.02 FEET; THENCE N.20°46'11"E. A DISTANCE OF 35.19 FEET TO A POINT OF CURVATURE OF A 80.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 40°36'52" AND A CHORD THAT BEARS N.00°27'45"E. A DISTANCE OF 55.53 FEET; THENCE N.19°50'41"W. A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 66°21'24" AND A CHORD THAT BEARS N.13°20'01"E. A DISTANCE OF 60.20 FEET TO A POINT OF CURVATURE OF A 120.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°48'20" AND A CHORD THAT BEARS N.16°36'34"E. A DISTANCE OF 119.65 FEET; THENCE N.13°17'02"W. A DISTANCE OF 30.74 FEET TO A POINT OF

CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.14 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°43'15" AND A CHORD THAT BEARS N.07°44'59"E. A DISTANCE OF 37.23 FEET; THENCE N.29°36'37"E. A DISTANCE OF 61.95 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°45'33" AND A CHORD THAT BEARS N.16°43'50"E. A DISTANCE OF 66.87 FEET; THENCE N.03°51'04"E. A DISTANCE OF 24.94 FEET TO A POINT OF CURVATURE OF A 200.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'27" AND A CHORD THAT BEARS N.16°59'17"E. A DISTANCE OF 90.91 FEET; THENCE N.30°07'30"E. A DISTANCE OF 29.29 FEET TO A POINT OF CURVATURE OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°00'07" AND A CHORD THAT BEARS N.17°00'37"E. A DISTANCE OF 56.24 FEET; THENCE N.04°00'34"E. A DISTANCE OF 14.94 FEET; THENCE S.58°10'40"E. A DISTANCE OF 385.06 FEET; THENCE N.38°33'44"E. A DISTANCE OF 51.98 FEET TO A POINT OF CURVATURE OF A 28.96-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°24'29" AND A CHORD THAT BEARS N.30°22'01"E. A DISTANCE OF 9.27 FEET; THENCE N.22°10'18"E. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 67.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS N.30°22'01"E. A DISTANCE OF 19.24 FEET; THENCE N.38°33'44"E. A DISTANCE OF 47.16 FEET TO A POINT OF CURVATURE OF A 95.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°52'14" AND A CHORD THAT BEARS N.05°52'23"W. A DISTANCE OF 133.72 FEET; THENCE N.50°18'30"W. A DISTANCE OF 20.73 FEET; THENCE N.38°47'54"E. A DISTANCE OF 83.65 FEET; THENCE S.50°17'37"E. A DISTANCE OF 39.64 FEET TO A POINT OF CURVATURE OF A 57.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.64 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 99°17'23" AND A CHORD THAT BEARS N.80°03'42"E. A DISTANCE OF 87.64 FEET; THENCE N.30°25'00"E. A DISTANCE OF 182.79 FEET; THENCE S.54°26'16"E. A DISTANCE OF 98.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,836,683 SQ.FT. OR 88.08 ACRES.

EXHIBIT B

Corrected Final Local Entity Plat


FINAL LOCAL ENTITY PLAT FOR
JEPSON CANYON PUBLIC
INFRASTRUCTURE DISTRICT NO. 1
PROJECT LOCATED IN THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30 AND 31, T 42 S, R 11 W, SLB&M
US HWY 59
POB
JEPSON CANYON
PUBLIC INFRASTRUCTURE
DISTRICT NO. 1
3836683 sq. ft.
88.08 ac.
JEPSON CANYON BLVD.
SECTION 30
SECTION 31
FOUND SOUTH 1/4 CORNER SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, U.S. GENERAL LAND OFFICE SURVEY, 1909 BRASS CAP
FOUND SOUTH 1/4 CORNER SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, U.S. GENERAL LAND OFFICE SURVEY, 1909 BRASS CAP
S 0°07'36" E 5279.98' (SECTION LINE)
BASIS OF BEARING
VICINITY MAP
PROJECT LOCATION
SURVEYOR'S CERTIFICATE
KENNETH E. BARNEY, P.L.S.
DATE
BOUNDARY DESCRIPTION
SEE SHEET 2 OF 2
SEE SHEET 1 OF 2
TOWN OF APPLE VALLEY APPROVAL
MAYOR
TOWN OF APPLE VALLEY, UTAH
ATTEST:
RECORDER
COUNTY SURVEYOR APPROVAL
COUNTY SURVEYOR
WASHINGTON COUNTY, UTAH
RECORDED NUMBER
WASHINGTON COUNTY RECORDER
Northern
ENGINEERING INC
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992
(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'
DATE OF PREPARATION DEC. 08, 2020

FINAL LOCAL ENTITY PLAT FOR
JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1

PROJECT LOCATED IN THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
SECTION 30 AND 31, T 42 S, R 11 W, SLB&M

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30. PARCEL ALSO LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE EAST A DISTANCE OF 1439.41 FEET AND NORTH A DISTANCE OF 885.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE RUNNING S.30°31'35" W. A DISTANCE OF 184.84 FEET TO A POINT OF CURVATURE OF A 44.38-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.63 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 117°00'49" AND A CHORD THAT BEARS S.28°07'35" E. A DISTANCE OF 75.68 FEET; THENCE S.30°03'56" W. A DISTANCE OF 151.41 FEET TO A POINT OF CURVATURE OF A 51.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 119°31'48" AND A CHORD THAT BEARS N.81°40'22" W. A DISTANCE OF 88.12 FEET; THENCE S.38°33'44" W. A DISTANCE OF 70.56 FEET TO A POINT OF CURVATURE OF A 35.89-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.54 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°24'16" AND A CHORD THAT BEARS S.46°45'26" W. A DISTANCE OF 16.39 FEET; THENCE S.54°57'09" W. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 42.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.18 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS S.46°45'26" W. A DISTANCE OF 12.12 FEET; THENCE S.38°33'44" W. A DISTANCE OF 59.08 FEET; THENCE N.84°14'24" E. A DISTANCE OF 227.04 FEET; THENCE S.58°07'37" E. A DISTANCE OF 172.01 FEET; THENCE S.56°41'38" E. A DISTANCE OF 78.75 FEET; THENCE N.61°15'47" E. A DISTANCE OF 72.62 FEET; THENCE S.36°47'04" E. A DISTANCE OF 166.12 FEET; THENCE S.57°56'47" E. A DISTANCE OF 363.01 FEET; THENCE S.89°51'15" W. A DISTANCE OF 889.35 FEET; THENCE S.00°08'45" E. A DISTANCE OF 2546.41 FEET; THENCE N.72°02'22" W. A DISTANCE OF 369.39 FEET; THENCE N.42°42'17" W. A DISTANCE OF 210.15 FEET; THENCE S.43°41'18" W. A DISTANCE OF 89.11 FEET TO A POINT OF CURVATURE OF A 115.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 204.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 101°45'14" AND A CHORD THAT BEARS S.77°42'48" W. A DISTANCE OF 178.43 FEET TO A POINT OF CURVATURE OF A 2246.14-FOOT RADIUS REVERSE TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.50 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°29'30" AND A CHORD THAT BEARS S.32°34'56" W. A DISTANCE OF 449.74 FEET; THENCE S.47°02'58" E. A DISTANCE OF 215.96 FEET; THENCE S.39°23'57" W. A DISTANCE OF 127.10 FEET; THENCE S.42°24'03" W. A DISTANCE OF 148.43 FEET; THENCE S.45°17'12" W. A DISTANCE OF 116.47 FEET; THENCE S.48°13'23" W. A DISTANCE OF 153.06 FEET; THENCE S.51°14'18" W. A DISTANCE OF 123.70 FEET; THENCE S.54°06'51" W. A DISTANCE OF 140.28 FEET; THENCE S.57°03'52" W. A DISTANCE OF 130.53 FEET; THENCE S.59°42'47" W. A DISTANCE OF 112.60 FEET; THENCE S.62°22'49" W. A DISTANCE OF 132.23 FEET; THENCE S.65°03'10" W. A DISTANCE OF 113.10 FEET; THENCE S.67°38'26" W. A DISTANCE OF 124.44 FEET; THENCE S.69°35'04" W. A DISTANCE OF 117.02 FEET; THENCE S.68°59'42" W. A DISTANCE OF 242.72 FEET; THENCE S.70°47'17" W. A DISTANCE OF 152.25 FEET; THENCE S.80°04'35" W. A DISTANCE OF 222.12 FEET; THENCE N.18°19'43" E. A DISTANCE OF 510.80 FEET; THENCE N.76°20'23" E. A DISTANCE OF 71.37 FEET; THENCE N.82°05'58" E. A DISTANCE OF 103.48 FEET; THENCE N.89°47'08" E. A DISTANCE OF 134.84 FEET; THENCE N.83°00'16" E. A DISTANCE OF 93.12 FEET; THENCE N.85°08'22" E. A DISTANCE OF 58.23 FEET; THENCE N.61°16'50" E. A DISTANCE OF 43.64 FEET; THENCE N.55°35'00" E. A DISTANCE OF 104.75 FEET; THENCE N.24°44'44" E. A DISTANCE OF 103.22 FEET; THENCE N.31°08'38" E. A DISTANCE OF 76.38 FEET; THENCE N.20°06'39" E. A DISTANCE OF 53.85 FEET; THENCE N.42°47'04" E. A DISTANCE OF 108.69 FEET; THENCE S.71°06'23" E. A DISTANCE OF 101.92 FEET; THENCE N.50°38'17" E. A DISTANCE OF 329.01 FEET; THENCE N.00°34'37" W. A DISTANCE OF 98.85 FEET; THENCE N.04°48'27" E. A DISTANCE OF 187.38 FEET; THENCE N.00°47'08" W. A DISTANCE OF 114.54 FEET; THENCE N.17°48'30" E. A DISTANCE OF 210.89 FEET; THENCE N.13°52'22" E. A DISTANCE OF 118.57 FEET; THENCE N.19°28'57" E. A DISTANCE OF 140.90 FEET; THENCE N.10°23'15" E. A DISTANCE OF 107.88 FEET; THENCE N.23°32'16" E. A DISTANCE OF 46.77 FEET; THENCE N.30°01'30" E. A DISTANCE OF 207.22 FEET; THENCE N.37°32'00" E. A DISTANCE OF 78.62 FEET; THENCE N.37°30'45" E. A DISTANCE OF 57.17 FEET; THENCE N.28°37'56" E. A DISTANCE OF 33.63 FEET; THENCE N.04°59'04" E. A DISTANCE OF 23.67 FEET; THENCE N.07°29'40" W. A DISTANCE OF 51.25 FEET; THENCE N.30°10'58" E. A DISTANCE OF 137.46 FEET; THENCE N.34°00'27" E. A DISTANCE OF 93.46 FEET; THENCE N.33°59'20" E. A DISTANCE OF 157.30 FEET; THENCE N.24°59'43" E. A DISTANCE OF 53.33 FEET; THENCE N.09°24'47" E. A DISTANCE OF 43.51 FEET; THENCE N.15°43'49" E. A DISTANCE OF 54.69 FEET TO A POINT OF CURVATURE OF A 153.62-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°43'30" AND A CHORD THAT BEARS N.02°31'28" E. A DISTANCE OF 94.24 FEET; THENCE N.13°57'01" W. A DISTANCE OF 99.11 FEET; THENCE N.25°37'15" W. A DISTANCE OF 73.15 FEET; THENCE N.42°33'13" W. A DISTANCE OF 108.02 FEET TO A POINT OF CURVATURE OF A 96.37-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.66 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 42°00'32" AND A CHORD THAT BEARS N.00°04'38" E. A DISTANCE OF 69.09 FEET TO A POINT OF CURVATURE OF A 124.87-FOOT RADIUS NON-TANGENT REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.40 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 27°15'18" AND A CHORD THAT BEARS N.06°49'34" W. A DISTANCE OF 58.84 FEET; THENCE N.34°31'37" W. A DISTANCE OF 26.00 FEET TO A POINT OF CURVATURE OF A 340.48-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.21 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°48'18" AND A CHORD THAT BEARS N.25°50'24" W. A DISTANCE OF 64.11 FEET TO A POINT OF CURVATURE OF A 226.79-FOOT RADIUS NON-TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.57 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 31°58'35" AND A CHORD THAT BEARS N.03°25'10" E. A DISTANCE OF 124.94 FEET; THENCE N.13°17'10" E. A DISTANCE OF 83.37 FEET; THENCE N.85°41'45" E. A DISTANCE OF 52.53 FEET; THENCE N.04°32'44" W. A DISTANCE OF 47.50 FEET; THENCE S.85°46'30" W. A DISTANCE OF 0.47 FEET; THENCE N.04°46'55" W. A DISTANCE OF 15.05 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 66.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 76°29'49" AND A CHORD THAT BEARS N.33°28'00" E. A DISTANCE OF 61.91 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.92 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 50°56'43" AND A CHORD THAT BEARS N.48°14'32" E. A DISTANCE OF 86.02 FEET; THENCE N.20°46'11" E. A DISTANCE OF 35.19 FEET TO A POINT OF CURVATURE OF A 80.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 40°36'52" AND A CHORD THAT BEARS N.00°27'45" E. A DISTANCE OF 55.53 FEET; THENCE N.19°50'41" W. A DISTANCE OF 127.11 FEET TO A POINT OF CURVATURE OF A 55.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 63.70 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 66°21'24" AND A CHORD THAT BEARS N.13°20'01" E. A DISTANCE OF 60.20 FEET TO A POINT OF CURVATURE OF A 120.00-FOOT RADIUS REVERSE TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 59°48'20" AND A CHORD THAT BEARS N.16°36'34" E. A DISTANCE OF 119.65 FEET; THENCE N.13°17'02" W. A DISTANCE OF 30.74 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.14 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 43°43'15" AND A CHORD THAT BEARS N.07°44'59" E. A DISTANCE OF 37.23 FEET; THENCE N.29°38'37" E. A DISTANCE OF 61.95 FEET TO A POINT OF CURVATURE OF A 150.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.44 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 25°45'33" AND A CHORD THAT BEARS N.16°43'50" E. A DISTANCE OF 66.87 FEET; THENCE N.03°51'04" E. A DISTANCE OF 24.94 FEET TO A POINT OF CURVATURE OF A 200.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.71 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'27" AND A CHORD THAT BEARS N.16°59'17" E. A DISTANCE OF 90.91 FEET; THENCE N.30°07'30" E. A DISTANCE OF 29.29 FEET TO A POINT OF CURVATURE OF A 125.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 56.73 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°00'07" AND A CHORD THAT BEARS N.17°00'37" E. A DISTANCE OF 56.24 FEET; THENCE N.04°00'34" E. A DISTANCE OF 14.94 FEET; THENCE S.58°10'40" E. A DISTANCE OF 385.06 FEET; THENCE N.38°33'44" E. A DISTANCE OF 51.98 FEET TO A POINT OF CURVATURE OF A 28.98-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18°24'29" AND A CHORD THAT BEARS N.30°22'01" E. A DISTANCE OF 9.27 FEET; THENCE N.22°10'18" E. A DISTANCE OF 13.95 FEET TO A POINT OF CURVATURE OF A 67.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.31 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°23'25" AND A CHORD THAT BEARS N.30°22'01" E. A DISTANCE OF 19.24 FEET; THENCE N.38°33'44" E. A DISTANCE OF 47.16 FEET TO A POINT OF CURVATURE OF A 95.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 148.13 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 88°52'14" AND A CHORD THAT BEARS N.05°52'23" W. A DISTANCE OF 133.72 FEET; THENCE N.50°18'30" W. A DISTANCE OF 20.73 FEET; THENCE N.38°47'54" E. A DISTANCE OF 83.65 FEET; THENCE S.50°17'37" E. A DISTANCE OF 39.64 FEET TO A POINT OF CURVATURE OF A 57.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.64 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 99°17'23" AND A CHORD THAT BEARS N.80°03'42" E. A DISTANCE OF 87.64 FEET; THENCE N.30°25'00" E. A DISTANCE OF 182.79 FEET; THENCE S.54°26'16" E. A DISTANCE OF 98.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,836,683 SQ.FT. OR 88.08 ACRES.

K:\3-14-043-00 JEPSON CANYON RESORT\CAD\Final\Final Plat\JEPSON CANYON INFRASTRUCTURE DISTRICT 1-12-07-20.dwg

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	90.63'	44.38'	75.68'	S28°07'35"E	117°00'49"
C2	106.40'	51.00'	88.12'	N81°40'22"W	119°31'48"
C3	16.54'	35.89'	16.39'	S46°45'26"W	26°24'16"
C4	12.18'	42.50'	12.12'	S46°45'26"W	16°23'25"
C5	204.23'	115.00'	178.43'	S77°42'48"W	101°45'14"
C6	450.50'	2246.14'	449.74'	S32°34'56"W	11°29'30"
C7	95.79'	153.62'	94.24'	N2°31'28"E	35°43'30"
C8	70.66'	96.37'	69.09'	N0°04'38"E	42°00'32"
C9	59.40'	124.87'	58.84'	N6°49'34"W	27°15'18"
C10	64.21'	340.48'	64.11'	N25°50'24"W	10°48'18"
C11	126.57'	226.79'	124.94'	N3°25'10"E	31°58'35"
C12	66.76'	50.00'	61.91'	N33°28'00"E	76°29'49"
C13	88.92'	100.00'	86.02'	N48°14'32"E	50°56'43"
C14	56.71'	80.00'	55.53'	N0°27'45"E	40°36'52"
C15	63.70'	55.00'	60.20'	N13°20'01"E	66°21'24"
C16	125.26'	120.00'	119.65'	N16°36'34"E	59°48'20"
C17	38.15'	50.00'	37.23'	N7°44'59"E	43°43'15"
C18	67.44'	150.00'	66.87'	N16°43'50"E	25°45'33"
C19	91.71'	200.00'	90.91'	N16°59'17"E	26°16'27"
C20	56.73'	125.00'	56.24'	N17°00'37"E	26°00'07"
C21	9.31'	28.98'	9.27'	N30°22'01"E	18°24'29"
C22	19.31'	67.50'	19.24'	N30°22'01"E	16°23'25"
C23	148.13'	95.50'	133.72'	N5°52'23"W	88°52'14"
C24	99.64'	57.50'	87.64'	N80°03'42"E	99°17'23"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	28.67'	N28°37'56"E
L2	4.96'	N28°37'56"E
L3	23.67'	N4°59'04"E
L4	108.02'	N42°33'13"W
L5	26.00'	N34°31'37"W
L6	83.37'	N13°17'10"E
L7	52.53'	N85°41'45"E
L8	47.50'	N4°32'44"W
L9	15.05'	N4°46'55"W
L10	0.47'	S85°46'30"W
L11	30.74'	N13°17'02"W
L12	61.95'	N29°38'37"E
L13	24.94'	N3°51'04"E
L14	29.29'	N30°07'30"E
L15	14.94'	N4°00'34"E
L16	51.98'	N38°33'44"E
L17	47.16'	N38°33'44"E
L18	13.95'	N22°10'18"E
L19	20.73'	N50°18'30"W
L20	83.65'	N38°47'54"E

LINE TABLE

LINE	LENGTH	DIRECTION
L21	39.64'	S50°17'37"E
L22	182.79'	N30°25'00"E
L23	98.75'	S54°26'16"E
L24	184.84'	S30°31'35"W
L25	151.41'	S30°03'56"W
L26	70.56'	S38°33'44"W
L27	13.95'	S54°57'09"W
L28	59.08'	S38°33'44"W

SEE SHEET 2 OF 2

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 SBSU Checking	56,602.13	26,346.37	268,190.91
1114 SBSU Checking-Fire	2,495.50	0.00	3,055.63
1121 PTIF 4358 General	112,414.36	0.00	92,542.96
1122 PTIF 5003 Impact Fees	38,142.18	0.00	40,014.23
1124 PTIF 8340 Gateway Debt Service	57,426.58	0.00	31,317.65
1125 PTIF 8635 Storm Drainage	109,655.67	0.00	109,753.35
1171 Petty cash	100.00	0.00	100.00
1175 Undeposited receipts	13,020.13	(532.94)	16,702.99
1191.1 Restricted cash	234,159.78	0.00	252,002.58
1191.2 Restricted cash offset	(234,159.78)	0.00	(252,002.58)
Total Cash and cash equivalents	**389,856.55**	**25,813.43**	**561,677.72**
Receivables			
1311 Accounts receivable	45,433.04	1,237.17	52,840.97
1325 Other receivables	11,476.74	0.00	11,476.74
1341 Assessment receivable	10,526.88	0.00	10,526.88
1351 Property tax receivable	107,618.00	0.00	84,320.31
1361 Sales tax receivable	0.00	0.00	23,297.69
Total Receivables	**175,054.66**	**1,237.17**	**182,462.59**
Total Current Assets	**564,911.21**	**27,050.60**	**744,140.31**
Total Assets:	**564,911.21**	**27,050.60**	**744,140.31**
Liabilites and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	(50,551.01)	0.00	315.66
2140 HCP payable	(2,749.33)	0.00	(5,506.71)
2141 UT State Construction Surcharge payable	0.00	0.00	(116.25)
2211 Accrued payroll payable	(5,903.32)	(5,715.48)	(5,715.48)
2212 Payroll Liability Clearing	(2,309.36)	(1,620.20)	(1,620.20)
2221 Accrued SS, MC & FWT payable	(2,224.86)	0.00	(4,068.76)
2222 Accrued SWT payable	(1,193.16)	0.00	(729.96)
2225 Other payroll liabilities payables	0.00	0.00	(165.59)
2330 Customer security deposits	(5,490.15)	0.00	(7,590.15)
2340 Due To/Big Plains Water Payable	(23,084.50)	(1,679.74)	(66,189.76)
2341 Due To Big Plains Water Other Payable	(4,200.00)	0.00	(4,200.00)
Total Current liabilities	**(97,705.69)**	**(9,015.42)**	**(95,587.20)**
Deferred revenue			
2380 Deferred revenues	(10,526.88)	0.00	(10,526.88)
2381 Deferred inflows - property tax	(107,618.00)	0.00	(107,618.00)
Total Deferred revenue	**(118,144.88)**	**0.00**	**(118,144.88)**
Long-term liabilities			
2501.1 Accrued interest	(25,310.61)	0.00	(25,310.61)
2502.2 Accrued interest offset	25,310.61	0.00	25,310.61
2513.1 2015 Gateway Bond issued	(1,318,000.00)	0.00	(1,318,000.00)
2513.2 2013 Gateway Bond Repaid	93,000.00	0.00	125,000.00
2513.3 2015 Gateway Bond Current	(29,000.00)	0.00	(29,000.00)
2513.4 2015 Gateway Bond Current Offset	29,000.00	0.00	29,000.00
2514.1 2017 Case Backhoe 580SN Issued	(77,000.00)	0.00	(77,000.00)
2514.2 2017 Case Backhoe 580SN Repaid	32,220.22	0.00	46,600.72
2514.3 2017 Case Backhoe 580SN Current	13,860.36	0.00	13,860.36
2514.4 2017 Case Backhoe 580SN Current Offset	(13,860.36)	0.00	(13,860.36)
2515.1 2017 Vehicle F550 Issued	(58,402.94)	0.00	(58,402.94)
2515.2 2017 Vehicle F550 Repaid	23,370.89	0.00	30,109.62
2515.3 2017 Vehicle F550 Current	10,968.52	0.00	10,968.52
2515.4 2017 Vehicle F550 Current offset	(10,968.52)	0.00	(10,968.52)
2516.1 2008 Dump Truck Issued	(48,073.50)	0.00	(48,073.50)
2516.2 2008 Dump Truck Repaid	9,075.83	0.00	14,511.97
2516.3 2008 Dump Truck Current	9,075.83	0.00	9,075.83
2516.4 2008 Dump Truck Current offset	(9,075.83)	0.00	(9,075.83)
2590 GLTD offset	1,343,809.50	0.00	1,285,254.13
Total Long-term liabilities	**0.00**	**0.00**	**0.00**

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Total Liabilities:	**(215,850.57)**	**(9,015.42)**	**(213,732.08)**
Equity - Paid In / Contributed			
2711 Restricted - RAP Funds	(10,011.42)	0.00	(8,386.09)
2712 Restricted - Bond Fund	(46,968.75)	0.00	(57,406.25)
2713 Restricted - Bond Reserve	(28,633.28)	0.00	(30,422.86)
2715 Assigned - Storm Drainage	(103,115.58)	0.00	(109,753.35)
2720 Assigned - Fired Dept. Special	(2,495.50)	0.00	(3,055.63)
2770 Assigned - Reserve for Scholarship	(2,964.18)	0.00	(2,964.18)
2794 Impact Fees - Parks, Trails, OS	(1,378.31)	0.00	(1,362.85)
2795 Impact Fees - Fire	(5,128.93)	0.00	(5,156.73)
2797 Impact Fees - Roadways	(33,463.83)	0.00	(33,494.66)
2981 Unassigned Fund balance	(114,900.86)	(18,035.18)	(278,405.63)
Total Equity - Paid In / Contributed	**(349,060.64)**	**(18,035.18)**	**(530,408.23)**
Total Liabilites and Fund Equity:	**(564,911.21)**	**(27,050.60)**	**(744,140.31)**
Total Net Position	**0.00**	**0.00**	**0.00**

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Taxes					
3110 General property taxes-current	109,681.76	0.00	116,527.39	104,098.00	104,098.00
3120 Prior year's taxes-delinquent	14,975.22	0.00	8,367.81	8,000.00	8,000.00
3130 General sales and use taxes	118,486.33	0.00	81,884.43	85,000.00	85,000.00
3140 Energy and communication taxes	34,163.67	3,973.77	26,817.79	34,200.00	34,200.00
3150 RAP Tax	11,612.18	1,427.89	9,753.44	9,000.00	9,000.00
3160 Transient Taxes	2,117.20	0.00	2,864.09	1,500.00	1,500.00
3170 Fee in lieu of personal property taxes	6,821.22	0.00	7,203.45	8,500.00	8,500.00
3190 Highway/Transit Tax	7,182.50	0.00	7,452.12	9,600.00	9,600.00
Total Taxes	**305,040.08**	**5,401.66**	**260,870.52**	**259,898.00**	**259,898.00**
Licenses and permits					
3210 Business licenses	3,175.00	800.00	3,350.00	3,400.00	3,400.00
3221 Building Permits-Fee	32,586.75	18,865.98	93,462.26	15,091.00	15,091.00
3222 Building Permits-Non Surcharge	4,631.83	0.00	2,769.26	2,264.00	2,264.00
3223 Building permit - HCP Valuation	(1,732.42)	0.00	0.00	0.00	0.00
3225 Animal licenses	800.00	10.00	420.00	700.00	700.00
Total Licenses and permits	**39,461.16**	**19,675.98**	**100,001.52**	**21,455.00**	**21,455.00**
Intergovernmental revenue					
3342 Fire Dept-State Wildland Grant	0.00	0.00	0.00	10,000.00	10,000.00
3356 Class "C" road allotment	86,620.27	0.00	55,253.04	72,000.00	72,000.00
3358 Liquor control profits	845.23	0.00	0.00	800.00	800.00
3370 State Grants	33,174.99	0.00	3,588.50	45,000.00	45,000.00
3373 CARES Revenue	0.00	0.00	72,089.00	0.00	0.00
Total Intergovernmental revenue	**120,640.49**	**0.00**	**130,930.54**	**127,800.00**	**127,800.00**
Charges for services					
3410 Clerical services	25.00	5.00	5.00	0.00	0.00
3415 SSD Payroll Services	0.00	0.00	4,612.40	30,000.00	30,000.00
3416 Other Interdepartmental Charges	0.00	0.00	4,099.34	0.00	0.00
3420 Fire Department Contracts	0.00	0.00	7,513.50	0.00	0.00
3431 Zoning and subdivision fees	28,174.50	0.00	22,996.00	15,000.00	15,000.00
3440 Solid waste	44,467.80	(12.50)	30,450.00	48,750.00	48,750.00
3441 Storm Drainage	38,948.95	0.00	26,905.95	38,880.00	38,880.00
3461 GRAMA requests	156.00	0.00	55.00	0.00	0.00
3470 Park and recreation fees	80.00	0.00	30.00	0.00	0.00
3615 Late charges	3,231.66	0.00	982.00	2,000.00	2,000.00
Total Charges for services	**115,083.91**	**(7.50)**	**97,649.19**	**134,630.00**	**134,630.00**
Fines and forfeitures					
3510 Fines	5,886.03	873.73	2,427.12	4,800.00	4,800.00
Total Fines and forfeitures	**5,886.03**	**873.73**	**2,427.12**	**4,800.00**	**4,800.00**
Interest					
3610 Interest earnings	6,661.64	0.00	669.85	4,800.00	4,800.00
Total Interest	**6,661.64**	**0.00**	**669.85**	**4,800.00**	**4,800.00**
Miscellaneous revenue					
3640 Sale of capital assets	0.00	0.00	0.00	2,000.00	2,000.00
3690 Sundry revenue	277.70	0.00	5,125.01	0.00	0.00
3692 Fire department fundraisers	1,200.00	0.00	1,000.00	800.00	800.00
3697 Park department fundraisers	6,049.19	0.00	0.00	800.00	800.00
3801.1 Impact fees - Fire	4,490.88	0.00	354.00	472.00	472.00
3801.3 Impact fees - roadways	10,280.00	0.00	3,084.00	4,112.00	4,112.00
3801.4 Impact fees - culinary water	0.00	0.00	6,260.00	0.00	0.00
3801.6 Impact fees - storm water	4,078.11	0.00	3,949.12	1,376.00	1,376.00
3801.7 Impact fees - parks, trails, OS	1,692.00	0.00	846.00	1,128.00	1,128.00
Total Miscellaneous revenue	**28,067.88**	**0.00**	**20,618.13**	**10,688.00**	**10,688.00**
Contributions and transfers					
3802.7 Contributions - parks and recreation	8,000.00	0.00	69.26	0.00	0.00
3890 Fund balance appropriation	0.00	0.00	0.00	15,000.00	15,000.00
Total Contributions and transfers	**8,000.00**	**0.00**	**69.26**	**15,000.00**	**15,000.00**
Total Revenue:	**628,841.19**	**25,943.87**	**613,236.13**	**579,071.00**	**579,071.00**
Expenditures:					
General government					

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Council					
4111.110 Council Salaries and wages	5,925.00	150.00	2,417.04	17,200.00	17,200.00
4111.130 Council Employee benefits	245.06	11.48	470.29	1,316.00	1,316.00
4111.210 Council Travel Reimbursement	1,737.72	0.00	909.40	2,040.00	2,040.00
4111.220 Council Training	370.00	0.00	0.00	1,850.00	1,850.00
4111.610 Council Donations and discretionary spending	1,488.36	0.00	0.00	500.00	500.00
Total Council	**9,766.14**	**161.48**	**3,796.73**	**22,906.00**	**22,906.00**
Administrative					
4141.110 Admin Salaries and wages	79,824.07	4,703.53	51,587.06	85,000.00	85,000.00
4141.130 Admin Employee benefits	9,138.56	359.81	6,113.10	13,403.00	13,403.00
4141.140 Admin Employee Retirement - GASB 68	9,055.06	0.00	1,160.49	4,616.00	4,616.00
4141.210 Admin Dues, subs & memberships	1,128.11	0.00	477.50	700.00	700.00
4141.220 Admin Public notices	723.24	0.00	187.95	800.00	800.00
4141.230 Admin Clerk training	709.00	0.00	0.00	900.00	900.00
4141.240 Admin Office supplies	4,705.72	0.00	4,262.33	3,550.00	3,550.00
4141.250 Admin Equipment maintenance	4,913.22	0.00	5,309.55	5,048.00	5,048.00
4141.260 Admin Building & ground maintenance	415.49	0.00	2,790.36	1,000.00	1,000.00
4141.270 Admin Utilities	4,399.64	573.01	7,195.45	4,430.00	4,430.00
4141.280 Admin Telephone and Internet	11,082.91	25.00	4,572.79	10,646.00	10,646.00
4141.290 Admin Postage	2,870.10	0.00	1,382.20	2,970.00	2,970.00
4141.320 Admin Engineering/Professional Fees	74,601.98	0.00	60,862.30	55,000.00	55,000.00
4141.330 Admin Legal Wages and Contract Labor	44,529.33	1,241.21	18,838.33	55,000.00	55,000.00
4141.340 Admin Accounting	3,998.66	0.00	4,796.75	4,000.00	4,000.00
4141.350 Building Inspector Fees	22,212.12	0.00	7,125.99	13,151.00	13,151.00
4141.390 Admin Bank service charges	3,663.46	0.00	(2,154.37)	3,600.00	3,600.00
4141.410 Admin Insurance	9,846.90	0.00	696.04	10,000.00	10,000.00
4141.490 Admin Travel reimbursements	154.86	0.00	0.00	500.00	500.00
4141.500 Admin Weed abatement	975.00	0.00	1,063.00	0.00	0.00
4141.550 Admin Cares Act	0.00	0.00	56,334.53	0.00	0.00
4170 Elections	867.21	0.00	0.00	0.00	0.00
Total Administrative	**289,814.64**	**6,902.56**	**232,601.35**	**274,314.00**	**274,314.00**
Total General government	**299,580.78**	**7,064.04**	**236,398.08**	**297,220.00**	**297,220.00**
Public safety					
Police					
4210.110 Police Salaries & wages	0.00	0.00	7,560.00	15,000.00	15,000.00
4210.250 Police Expenditures	1.00	0.00	1.00	0.00	0.00
4253.250 Animal Control Supplies	62.90	0.00	62.90	100.00	100.00
Total Police	**63.90**	**0.00**	**7,623.90**	**15,100.00**	**15,100.00**
Fire					
4220.110 Fire Salaries & wages	21,680.12	784.62	15,536.75	20,400.00	20,400.00
4220.130 Fire Employee Benefits	1,872.48	60.03	1,176.00	1,621.00	1,621.00
4220.230 Fire Travel & mileage	282.05	0.00	0.00	300.00	300.00
4220.240 Fire Office expenses	0.00	0.00	75.87	0.00	0.00
4220.250 Fire Equipment maintenance & repairs	438.65	0.00	125.58	300.00	300.00
4220.260 Fire Rent expense	741.60	0.00	763.85	750.00	750.00
4220.360 Fire Training	415.83	0.00	0.00	800.00	800.00
4220.450 Fire Small Equip/Supplies	1,258.96	0.00	44.52	1,200.00	1,200.00
4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	200.00	200.00
4220.465 Fire Gear	1,663.46	0.00	1,737.50	2,500.00	2,500.00
4220.475 Fire Other Grant Expenditures	962.89	0.00	0.00	0.00	0.00
4220.550 Fire Cares Act	0.00	0.00	15,429.00	0.00	0.00
4220.560 Fire Equipment Fuel	1,403.06	0.00	408.48	1,800.00	1,800.00
4220.610 Fire Interest	2,442.89	0.00	1,116.32	2,362.00	2,362.00
4220.620 Fire Principal	11,022.91	0.00	6,738.73	11,103.00	11,103.00
4220.740 Fire Capital outlay	0.00	0.00	0.00	5,000.00	5,000.00
Total Fire	**44,184.90**	**844.65**	**43,152.60**	**48,336.00**	**48,336.00**
Total Public safety	**44,248.80**	**844.65**	**50,776.50**	**63,436.00**	**63,436.00**
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	135.00	0.00	0.00	3,500.00	3,500.00
4410.130 Road Employee benefits	10.33	0.00	0.00	268.00	268.00
4410.380 Road Department Services	350.00	0.00	0.00	0.00	0.00
4410.450 Road Department Supplies	885.52	0.00	0.00	1,000.00	1,000.00
4410.550 Road Equipment Maintenance	9,108.01	0.00	2,858.90	10,000.00	10,000.00

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
4410.560 Road Equipment Fuel	4,829.75	0.00	641.28	5,400.00	5,400.00
4410.740 Road Capital outlay	20,335.00	0.00	14,592.90	51,000.00	51,000.00
4410.810 Road Principal	41,075.83	0.00	38,219.23	41,113.00	41,113.00
4410.820 Road Interest	32,913.71	0.00	31,448.77	32,076.00	32,076.00
4415.110 Public Works Wages and Contract Labor	1,537.50	0.00	1,530.00	2,500.00	2,500.00
4415.130 Public Works Employee benefits	124.84	0.00	2.30	191.00	191.00
4415.450 Public Works Supplies	2,969.91	0.00	450.88	300.00	300.00
4415.550 Public Works Equipment Maintenance	666.72	0.00	58.96	500.00	500.00
4415.560 Public Works Equipment fuel	557.57	0.00	250.00	500.00	500.00
4415.570 Public Works Travel Reimbursement	101.76	0.00	0.00	200.00	200.00
4415.610 Public Works Storm Drainage	36,690.92	0.00	0.00	0.00	0.00
4415.710 Public Works Interest	2,199.36	0.00	1,679.50	1,680.00	1,680.00
4415.720 Public Works Principle	13,860.64	0.00	14,380.50	14,381.00	14,381.00
Total Highways	**168,352.37**	**0.00**	**106,113.22**	**164,609.00**	**164,609.00**
Sanitation					
4420.460 Solid Waste Service	46,854.35	0.00	26,002.35	44,445.00	44,445.00
Total Sanitation	**46,854.35**	**0.00**	**26,002.35**	**44,445.00**	**44,445.00**
Total Highways and public improvements	**215,206.72**	**0.00**	**132,115.57**	**209,054.00**	**209,054.00**
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	4,916.00	0.00	4,380.00	4,560.00	4,560.00
4540.250 Park/Rec Department supplies	736.76	0.00	370.00	500.00	500.00
4540.740 Parks Capital outlay	5,449.97	0.00	7,848.39	4,000.00	4,000.00
Total Parks	**11,102.73**	**0.00**	**12,598.39**	**9,060.00**	**9,060.00**
Total Parks, recreation, and public property	**11,102.73**	**0.00**	**12,598.39**	**9,060.00**	**9,060.00**
Transfers					
4811 Transfer to Fund Balance	0.00	0.00	0.00	301.00	301.00
Total Transfers	**0.00**	**0.00**	**0.00**	**301.00**	**301.00**
Total Expenditures:	**570,139.03**	**7,908.69**	**431,888.54**	**579,071.00**	**579,071.00**
Total Change In Net Position	**58,702.16**	**18,035.18**	**181,347.59**	**0.00**	**0.00**

Town of Apple Valley

Standard Financial Report

41 Capital Projects Fund - 07/01/2020 to 03/10/2021

75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 SBSU Checking	41,355.72	0.00	36,103.92
1191.1 Restricted cash	41,565.72	0.00	41,565.72
1191.2 Restricted cash offset	(41,565.72)	0.00	(41,565.72)
Total Cash and cash equivalents	**41,355.72**	**0.00**	**36,103.92**
Total Current Assets	**41,355.72**	**0.00**	**36,103.92**
Total Assets:	**41,355.72**	**0.00**	**36,103.92**
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2970 Restricted	(41,565.72)	0.00	(41,565.72)
2981 Fund balance	210.00	0.00	5,461.80
Total Equity - Paid In / Contributed	**(41,355.72)**	**0.00**	**(36,103.92)**
Total Liabilites and Fund Equity:	**(41,355.72)**	**0.00**	**(36,103.92)**
Total Net Position	**0.00**	**0.00**	**0.00**

Town of Apple Valley
Standard Financial Report
41 Capital Projects Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Expenditures:					
Miscellaneous					
4141.740 Capital Outlay expenses	0.00	0.00	5,251.80	0.00	0.00
Total Miscellaneous	**0.00**	**0.00**	**5,251.80**	**0.00**	**0.00**
Total Expenditures:	**0.00**	**0.00**	**5,251.80**	**0.00**	**0.00**
Total Change In Net Position	**0.00**	**0.00**	**(5,251.80)**	**0.00**	**0.00**

Town of Apple Valley
Standard Financial Report
51 Big Plains Water & Sewer Special Service District - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 Checking	14,613.91	0.00	14,613.91
1122 PTIF 8032 Impact fees	1,525.75	0.00	1,525.75
1123 PTIF 8339 Savings	10,413.78	0.00	10,413.78
1191.1 Restricted cash	106,530.00	0.00	106,530.00
1191.2 Resticted cash offset	(106,530.00)	0.00	(106,530.00)
Total Cash and cash equivalents	**26,553.44**	**0.00**	**26,553.44**
Receivables			
1311 Accounts receivable	128,495.69	0.00	128,495.69
Total Receivables	**128,495.69**	**0.00**	**128,495.69**
Total Current Assets	**155,049.13**	**0.00**	**155,049.13**
Non-Current Assets			
Capital assets			
Work in Process			
1601 Work in progress	9,507.50	0.00	9,507.50
Total Work in Process	**9,507.50**	**0.00**	**9,507.50**
Property			
1610 Land	21,507.00	0.00	21,507.00
1611 Water rights	996,483.17	0.00	996,483.17
1621 Source structures & improvements	475,175.90	0.00	475,175.90
1631 Source supply mains	2,972,575.06	0.00	2,972,575.06
1632 Storage tanks and reservoirs	1,137,795.73	0.00	1,137,795.73
1661 Power operated equipment	34,352.00	0.00	34,352.00
1662 Office Equipment	2,000.00	0.00	2,000.00
Total Property	**5,639,888.86**	**0.00**	**5,639,888.86**
Accumulated depreciation			
1721 A/D Source structures & improvements	(35,949.14)	0.00	(35,949.14)
1731 A/D Source supply mains	(173,664.02)	0.00	(173,664.02)
1732 A/D Storage tanks and reservoirs	(117,217.18)	0.00	(117,217.18)
1761 A/D Power operated equipment	(5,586.64)	0.00	(5,586.64)
1762 A/D Office Equipment	(1,883.15)	0.00	(1,883.15)
Total Accumulated depreciation	**(334,300.13)**	**0.00**	**(334,300.13)**
Total Capital assets	**5,315,096.23**	**0.00**	**5,315,096.23**
Total Non-Current Assets	**5,315,096.23**	**0.00**	**5,315,096.23**
Total Assets:	**5,470,145.36**	**0.00**	**5,470,145.36**
Liabilites and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	(1,555.66)	0.00	(1,555.66)
2300 Accrued interest	(3,864.09)	0.00	(3,864.09)
2421 Due to general fund	(6,880.00)	0.00	(6,880.00)
Total Current liabilities	**(12,299.75)**	**0.00**	**(12,299.75)**
Long-term liabilities			
2510.1 2012 Water Project issued	(2,540,000.00)	0.00	(2,540,000.00)
2510.2 2012 Water Project repaid	255,000.00	0.00	255,000.00
2510.3 2012 Water Project current	(85,000.00)	0.00	(85,000.00)
2510.4 2012 Water Project current offtset	85,000.00	0.00	85,000.00
2515.1 2014 2004 F-250 Ford issued	(18,000.00)	0.00	(18,000.00)
2515.2 2014 2004 F-250 Ford repaid	13,206.86	0.00	13,206.86
2515.3 2014 2004 F-250 Ford current	(4,793.14)	0.00	(4,793.14)
2515.4 2014 2004 F-250 Ford current offset	4,793.14	0.00	4,793.14
2520.1 2015 Water Bond 01 issued	(2,364,800.00)	0.00	(2,364,800.00)
2520.2 2015 Water Bond 01 repaid	51,328.09	0.00	51,328.09
2520.3 2015 Water Bond 01 current	(30,770.99)	0.00	(30,770.99)
2520.4 2015 Water Bond 01 offset	30,770.99	0.00	30,770.99
2521.1 2015 Water Bond 02 issued	(300,000.00)	0.00	(300,000.00)
2521.2 2015 Water Bond 02 repaid	5,841.35	0.00	5,841.35
2521.3 2015 Water Bond 02 current	(3,525.83)	0.00	(3,525.83)
2521.4 2015 Water Bond 02 current offset	3,525.83	0.00	3,525.83

Town of Apple Valley
Standard Financial Report
51 Big Plains Water & Sewer Special Service District - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2522.1 2016 Aquifer Study issued	(41,000.00)	0.00	(41,000.00)
2522.3 2016 Aquifer Study current	(8,000.00)	0.00	(8,000.00)
2522.4 2016 Aquifer Study current offset	8,000.00	0.00	8,000.00
Total Long-term liabilities	**(4,938,423.70)**	**0.00**	**(4,938,423.70)**
Total Liabilities:	**(4,950,723.45)**	**0.00**	**(4,950,723.45)**
Equity - Paid In / Contributed			
2940.2 Resricted - Reserve fund	(76,500.00)	0.00	(76,500.00)
2950 Restricted - Capital facility replacement	(30,030.00)	0.00	(30,030.00)
2981 Retained earnings	(412,891.91)	0.00	(412,891.91)
Total Equity - Paid In / Contributed	**(519,421.91)**	**0.00**	**(519,421.91)**
Total Liabilites and Fund Equity:	**(5,470,145.36)**	**0.00**	**(5,470,145.36)**
Total Net Position	**0.00**	**0.00**	**0.00**

Town of Apple Valley

Standard Financial Report

91 General Fixed Assets - 07/01/2020 to 03/10/2021

75.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Work in Process			
1601 Work in process	44,990.89	0.00	62,771.08
Total Work in Process	**44,990.89**	**0.00**	**62,771.08**
Property			
1611 Land and rights	439,556.02	0.00	439,556.02
1621.15 Buildings 15yrs	62,497.28	0.00	62,497.28
1621.40 Buildings 40yrs	108,000.00	0.00	108,000.00
1631 Improvements other than bldgs	2,265,052.59	0.00	2,274,965.49
1661.05 Machinery and equipment 5yrs	275,457.52	0.00	275,457.52
1661.07 Machinery and equipment 7yrs	420,414.96	0.00	420,414.96
Total Property	**3,570,978.37**	**0.00**	**3,580,891.27**
Accumulated depreciation			
1721 AccDpn Buildings	(71,692.60)	0.00	(72,837.02)
1731 AccDpn Improvements other than bldgs	(526,980.20)	0.00	(552,207.14)
1761 AccDpn Machinery and equipment	(553,066.56)	0.00	(560,346.67)
Total Accumulated depreciation	**(1,151,739.36)**	**0.00**	**(1,185,390.83)**
Total Capital assets	**2,464,229.90**	**0.00**	**2,458,271.52**
Other non-current assets			
1802 Deferred outflows - pensions	40,451.00	0.00	40,451.00
Total Other non-current assets	**40,451.00**	**0.00**	**40,451.00**
Total Non-Current Assets	**2,504,680.90**	**0.00**	**2,498,722.52**
Total Assets:	**2,504,680.90**	**0.00**	**2,498,722.52**
Liabilites and Fund Equity:			
Liabilities:			
Long-term liabilities			
2601 Net pension liability	(30,593.00)	0.00	(30,593.00)
2602 Deferred inflows - pensions	(20,783.00)	0.00	(20,783.00)
Total Long-term liabilities	**(51,376.00)**	**0.00**	**(51,376.00)**
Total Liabilities:	**(51,376.00)**	**0.00**	**(51,376.00)**
Equity - Paid In / Contributed			
2971.1 Invested in fixed assets	(3,668,764.10)	0.00	(3,696,457.19)
2972 Total depreciation charged	1,215,459.20	0.00	1,249,110.67
Total Equity - Paid In / Contributed	**(2,453,304.90)**	**0.00**	**(2,447,346.52)**
Total Liabilites and Fund Equity:	**(2,504,680.90)**	**0.00**	**(2,498,722.52)**
Total Net Position	**0.00**	**0.00**	**0.00**

Town of Apple Valley
Invoice Register - 2/1/2021 to 2/28/2021 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
10926	Arizona Strip Landfill Corporation	4729	2/4/2021	2/4/2021	$80.00			
					80.00	104420.460	Solid Waste Service	Dumpster service
02092021	Big Plains Water and Sewer SSD	4730	2/9/2021	2/9/2021	$36,225.66			
					22,244.77	102340	Due To/Big Plains Water Payabl	January Water
					4,921.08	102340	Due To/Big Plains Water Payabl	Water Standby
					5,357.49	102340	Due To/Big Plains Water Payabl	Bulk Meters
					3,552.32	102340	Due To/Big Plains Water Payabl	Connection Fee
					150.00	102340	Due To/Big Plains Water Payabl	Will Serve Letters
C002246	Blackburn Propane	4741	2/25/2021	2/25/2021	$576.60			
					576.60	104141.270	Admin Utilities	Propane 288.3 Gallons
02162021	Department of Workforce Services	ACH	2/16/2021	2/16/2021	$222.64			
					222.64	104141.130	Admin Employee benefits	2020 Q4 Unemployment
02172021	Gifford, Lance	4740	2/17/2021	2/17/2021	$25,386.80			
					25,386.80	104141.320	Admin Engineering/Professional	Building Inspector Fees
2040792	Government Finance Officers Associatio	4742	2/25/2021	2/25/2021	$160.00			
					160.00	104141.210	Admin Dues, subs & membershi	annual dues
PR020621-144	Internal Revenue Service		2/10/2021	2/10/2021	$1,009.60			
					628.44	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					147.00	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					234.16	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR022021-144	Internal Revenue Service		2/26/2021	2/26/2021	$1,043.59			
					635.58	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					148.66	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					259.35	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
	Vendor Total:				**$2,053.19**			
02092021	Kopp, Debbie	4733	2/9/2021	2/9/2021	$129.92			
					129.92	104111.210	Council Travel Reimbursement	Mileage Reimbursement Jan
2252021	Kopp, Debbie	4743	2/25/2021	2/25/2021	$74.24			
					74.24	104111.210	Council Travel Reimbursement	Treasurer Mileage Reimburseme
	Vendor Total:				**$204.16**			
46	RDB Law, PC	4734	2/4/2021	2/4/2021	$450.00			
					450.00	104141.330	Admin Legal Wages and Contra	Legal services Jan2021
0233-000682414	Republic Services	4744	2/25/2021	2/25/2021	$80.07			
					80.07	104415.450	Public Works Supplies	Park Portable Toilet
020421	South Central Communications	4736	2/4/2021	2/4/2021	$396.10			
					396.10	104141.280	Admin Telephone and Internet	Feb Phones
324048	Steamroller Copies		2/25/2021	2/25/2021	$95.83			
					95.83	104141.240	Admin Office supplies	TC Meeting packet
0111794	Sunrise Engineering	4745	2/25/2021	2/25/2021	$1,029.25			
					1,029.25	104141.320	Admin Engineering/Professional	Storm water master plan survey
0112436	Sunrise Engineering	4745	2/25/2021	2/25/2021	$8,500.00			
					8,500.00	104141.320	Admin Engineering/Professional	Storm water master plan survey
0112995	Sunrise Engineering	4745	2/25/2021	2/25/2021	$7,480.00			
					7,480.00	104141.320	Admin Engineering/Professional	Water System Mapping and Mod
0113710	Sunrise Engineering	4745	2/25/2021	2/25/2021	$6,466.25			
					6,466.25	104141.320	Admin Engineering/Professional	water system mapping and FEM
	Vendor Total:				**$23,475.50**			
2252021	SWRCA	4746	2/25/2021	2/25/2021	$20.00			
					20.00	104141.210	Admin Dues, subs & membershi	Annual membership dues

Town of Apple Valley
Invoice Register - 2/1/2021 to 2/28/2021 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
0003672015	The Spectrum	4738	2/4/2021	2/4/2021	$44.25			
					44.25	104141.220	Admin Public notices	Notices
PR020621-326	Utah State Tax Commission		2/10/2021	2/10/2021	$175.76			
					175.76	102222	Accrued SWT payable	State Income Tax
PR022021-326	Utah State Tax Commission		2/26/2021	2/26/2021	$193.40			
					193.40	102222	Accrued SWT payable	State Income Tax
	Vendor Total:				**$369.16**			
286	Washington County Sheriff's Office	4739	2/4/2021	2/4/2021	$3,780.00			
					3,780.00	104210.110	Police Salaries & wages	Police contract 10/1/20-12/31/20
101927	Washington County Solid Waste	4747	2/25/2021	2/25/2021	$3,668.35			
					3,668.35	104420.460	Solid Waste Service	Solid Waste
02252021	Zions Bank		2/25/2021	2/25/2021	$880.38			
					783.09	104410.810	Road Principal	Road Principal
					97.29	104410.820	Road Interest	Road Interest
		Total:			**$98,168.69**			

GL Account Summary

Amount	Account No.	Account Name
2,053.19	102221	Accrued SS, MC & FWT payabl
369.16	102222	Accrued SWT payable
36,225.66	102340	Due To/Big Plains Water Payabl
204.16	104111.210	Council Travel Reimbursement
222.64	104141.130	Admin Employee benefits
180.00	104141.210	Admin Dues, subs & membershi
44.25	104141.220	Admin Public notices
95.83	104141.240	Admin Office supplies
576.60	104141.270	Admin Utilities
396.10	104141.280	Admin Telephone and Internet
48,862.30	104141.320	Admin Engineering/Professional
450.00	104141.330	Admin Legal Wages and Contra
3,780.00	104210.110	Police Salaries & wages
783.09	104410.810	Road Principal
97.29	104410.820	Road Interest
80.07	104415.450	Public Works Supplies
3,748.35	104420.460	Solid Waste Service
98,168.69		**Total**
$98,168.69		**GL Account Summary Total**

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General property taxes-current	108,647.87	0.00	116,527.39	104,098.00	111.94%
3120 Prior year's taxes-delinquent	7,816.27	0.00	8,367.81	8,000.00	104.60%
3130 General sales and use taxes	79,714.09	0.00	81,884.43	85,000.00	96.33%
3140 Energy and communication taxes	25,998.78	3,973.77	26,817.79	34,200.00	78.41%
3150 RAP Tax	8,792.29	1,427.89	9,753.44	9,000.00	108.37%
3160 Transient Taxes	1,374.05	0.00	2,864.09	1,500.00	190.94%
3170 Fee in lieu of personal property taxes	4,006.25	0.00	7,203.45	8,500.00	84.75%
3190 Highway/Transit Tax	3,713.50	0.00	7,452.12	9,600.00	77.63%
Total Taxes	**240,063.10**	**5,401.66**	**260,870.52**	**259,898.00**	**100.37%**
Licenses and permits					
3210 Business licenses	3,475.00	800.00	3,350.00	3,400.00	98.53%
3221 Building Permits-Fee	22,715.22	18,865.98	93,462.26	15,091.00	619.32%
3222 Building Permits-Non Surcharge	3,179.04	0.00	2,769.26	2,264.00	122.32%
3223 Building permit - HCP Valuation	(1,732.42)	0.00	0.00	0.00	0.00%
3225 Animal licenses	760.00	10.00	420.00	700.00	60.00%
Total Licenses and permits	**28,396.84**	**19,675.98**	**100,001.52**	**21,455.00**	**466.10%**
Intergovernmental revenue					
3342 Fire Dept-State Wildland Grant	0.00	0.00	0.00	10,000.00	0.00%
3356 Class "C" road allotment	71,423.12	0.00	55,253.04	72,000.00	76.74%
3358 Liquor control profits	845.23	0.00	0.00	800.00	0.00%
3370 State Grants	10,900.95	0.00	3,588.50	45,000.00	7.97%
3373 CARES Revenue	0.00	0.00	72,089.00	0.00	0.00%
Total Intergovernmental revenue	**83,169.30**	**0.00**	**130,930.54**	**127,800.00**	**102.45%**
Charges for services					
3410 Clerical services	25.00	5.00	5.00	0.00	0.00%
3415 SSD Payroll Services	0.00	0.00	4,612.40	30,000.00	15.37%
3416 Other Interdepartmental Charges	0.00	0.00	4,099.34	0.00	0.00%
3420 Fire Department Contracts	0.00	0.00	7,513.50	0.00	0.00%
3431 Zoning and subdivision fees	23,169.50	0.00	22,996.00	15,000.00	153.31%
3440 Solid waste	33,321.58	(12.50)	30,450.00	48,750.00	62.46%
3441 Storm Drainage	29,194.60	0.00	26,905.95	38,880.00	69.20%
3461 GRAMA requests	113.50	0.00	55.00	0.00	0.00%
3470 Park and recreation fees	55.00	0.00	30.00	0.00	0.00%
3615 Late charges	2,835.60	0.00	982.00	2,000.00	49.10%
Total Charges for services	**88,714.78**	**(7.50)**	**97,649.19**	**134,630.00**	**72.53%**
Fines and forfeitures					
3510 Fines	4,506.48	873.73	2,427.12	4,800.00	50.57%
Total Fines and forfeitures	**4,506.48**	**873.73**	**2,427.12**	**4,800.00**	**50.57%**
Interest					
3610 Interest earnings	5,112.89	0.00	669.85	4,800.00	13.96%
Total Interest	**5,112.89**	**0.00**	**669.85**	**4,800.00**	**13.96%**
Miscellaneous revenue					
3640 Sale of capital assets	0.00	0.00	0.00	2,000.00	0.00%
3690 Sundry revenue	277.70	0.00	5,125.01	0.00	0.00%
3692 Fire department fundraisers	1,200.00	0.00	1,000.00	800.00	125.00%
3697 Park department fundraisers	6,049.19	0.00	0.00	800.00	0.00%
3801.1 Impact fees - Fire	531.00	0.00	354.00	472.00	75.00%
3801.3 Impact fees - roadways	4,626.00	0.00	3,084.00	4,112.00	75.00%
3801.4 Impact fees - culinary water	0.00	0.00	6,260.00	0.00	0.00%
3801.6 Impact fees - storm water	2,595.47	0.00	3,949.12	1,376.00	287.00%
3801.7 Impact fees - parks, trails, OS	1,269.00	0.00	846.00	1,128.00	75.00%
Total Miscellaneous revenue	**16,548.36**	**0.00**	**20,618.13**	**10,688.00**	**192.91%**
Contributions and transfers					
3802.7 Contributions - parks and recreation	0.00	0.00	69.26	0.00	0.00%
3890 Fund balance appropriation	0.00	0.00	0.00	15,000.00	0.00%
Total Contributions and transfers	**0.00**	**0.00**	**69.26**	**15,000.00**	**0.46%**
Total Revenue:	**466,511.75**	**25,943.87**	**613,236.13**	**579,071.00**	**105.90%**
Expenditures:					
General government					

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Council					
4111.110 Council Salaries and wages	3,975.00	150.00	2,417.04	17,200.00	14.05%
4111.130 Council Employee benefits	87.27	11.48	470.29	1,316.00	35.74%
4111.210 Council Travel Reimbursement	1,273.72	0.00	909.40	2,040.00	44.58%
4111.220 Council Training	370.00	0.00	0.00	1,850.00	0.00%
4111.610 Council Donations and discretionary spending	0.00	0.00	0.00	500.00	0.00%
Total Council	**5,705.99**	**161.48**	**3,796.73**	**22,906.00**	**16.58%**
Administrative					
4141.110 Admin Salaries and wages	58,550.09	4,703.53	51,587.06	85,000.00	60.69%
4141.130 Admin Employee benefits	5,508.15	359.81	6,113.10	13,403.00	45.61%
4141.140 Admin Employee Retirement - GASB 68	7,814.52	0.00	1,160.49	4,616.00	25.14%
4141.210 Admin Dues, subs & memberships	473.18	0.00	477.50	700.00	68.21%
4141.220 Admin Public notices	536.14	0.00	187.95	800.00	23.49%
4141.230 Admin Clerk training	654.00	0.00	0.00	900.00	0.00%
4141.240 Admin Office supplies	3,196.18	0.00	4,262.33	3,550.00	120.07%
4141.250 Admin Equipment maintenance	3,733.49	0.00	5,309.55	5,048.00	105.18%
4141.260 Admin Building & ground maintenance	415.49	0.00	2,790.36	1,000.00	279.04%
4141.270 Admin Utilities	3,786.06	573.01	7,195.45	4,430.00	162.43%
4141.280 Admin Telephone and Internet	7,921.04	25.00	4,572.79	10,646.00	42.95%
4141.290 Admin Postage	2,870.10	0.00	1,382.20	2,970.00	46.54%
4141.320 Admin Engineering/Professional Fees	22,876.90	0.00	60,862.30	55,000.00	110.66%
4141.330 Admin Legal Wages and Contract Labor	31,684.86	1,241.21	18,838.33	55,000.00	34.25%
4141.340 Admin Accounting	3,998.66	0.00	4,796.75	4,000.00	119.92%
4141.350 Building Inspector Fees	14,603.91	0.00	7,125.99	13,151.00	54.19%
4141.390 Admin Bank service charges	2,736.78	0.00	(2,154.37)	3,600.00	-59.84%
4141.410 Admin Insurance	9,813.26	0.00	696.04	10,000.00	6.96%
4141.490 Admin Travel reimbursements	154.86	0.00	0.00	500.00	0.00%
4141.500 Admin Weed abatement	975.00	0.00	1,063.00	0.00	0.00%
4141.550 Admin Cares Act	0.00	0.00	56,334.53	0.00	0.00%
4170 Elections	867.21	0.00	0.00	0.00	0.00%
Total Administrative	**183,169.88**	**6,902.56**	**232,601.35**	**274,314.00**	**84.79%**
Total General government	**188,875.87**	**7,064.04**	**236,398.08**	**297,220.00**	**79.54%**
Public safety					
Police					
4210.110 Police Salaries & wages	0.00	0.00	7,560.00	15,000.00	50.40%
4210.250 Police Expenditures	0.00	0.00	1.00	0.00	0.00%
4253.250 Animal Control Supplies	62.90	0.00	62.90	100.00	62.90%
Total Police	**62.90**	**0.00**	**7,623.90**	**15,100.00**	**50.49%**
Fire					
4220.110 Fire Salaries & wages	14,907.78	784.62	15,536.75	20,400.00	76.16%
4220.130 Fire Employee Benefits	1,326.12	60.03	1,176.00	1,621.00	72.55%
4220.230 Fire Travel & mileage	282.05	0.00	0.00	300.00	0.00%
4220.240 Fire Office expenses	0.00	0.00	75.87	0.00	0.00%
4220.250 Fire Equipment maintenance & repairs	209.66	0.00	125.58	300.00	41.86%
4220.260 Fire Rent expense	741.60	0.00	763.85	750.00	101.85%
4220.360 Fire Training	310.39	0.00	0.00	800.00	0.00%
4220.450 Fire Small Equip/Supplies	1,129.92	0.00	44.52	1,200.00	3.71%
4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	200.00	0.00%
4220.465 Fire Gear	1,394.46	0.00	1,737.50	2,500.00	69.50%
4220.475 Fire Other Grant Expenditures	962.89	0.00	0.00	0.00	0.00%
4220.550 Fire Cares Act	0.00	0.00	15,429.00	0.00	0.00%
4220.560 Fire Equipment Fuel	1,053.74	0.00	408.48	1,800.00	22.69%
4220.610 Fire Interest	1,893.80	0.00	1,116.32	2,362.00	47.26%
4220.620 Fire Principal	8,205.55	0.00	6,738.73	11,103.00	60.69%
4220.740 Fire Capital outlay	0.00	0.00	0.00	5,000.00	0.00%
Total Fire	**32,417.96**	**844.65**	**43,152.60**	**48,336.00**	**89.28%**
Total Public safety	**32,480.86**	**844.65**	**50,776.50**	**63,436.00**	**80.04%**
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	15.00	0.00	0.00	3,500.00	0.00%
4410.130 Road Employee benefits	1.15	0.00	0.00	268.00	0.00%
4410.380 Road Department Services	350.00	0.00	0.00	0.00	0.00%
4410.450 Road Department Supplies	818.27	0.00	0.00	1,000.00	0.00%
4410.550 Road Equipment Maintenance	3,785.84	0.00	2,858.90	10,000.00	28.59%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4410.560 Road Equipment Fuel	3,945.18	0.00	641.28	5,400.00	11.88%
4410.740 Road Capital outlay	20,335.00	0.00	14,592.90	51,000.00	28.61%
4410.810 Road Principal	38,778.33	0.00	38,219.23	41,113.00	92.96%
4410.820 Road Interest	32,570.07	0.00	31,448.77	32,076.00	98.04%
4415.110 Public Works Wages and Contract Labor	1,447.50	0.00	1,530.00	2,500.00	61.20%
4415.130 Public Works Employee benefits	116.87	0.00	2.30	191.00	1.20%
4415.450 Public Works Supplies	2,461.67	0.00	450.88	300.00	150.29%
4415.550 Public Works Equipment Maintenance	646.44	0.00	58.96	500.00	11.79%
4415.560 Public Works Equipment fuel	557.57	0.00	250.00	500.00	50.00%
4415.570 Public Works Travel Reimbursement	101.76	0.00	0.00	200.00	0.00%
4415.710 Public Works Interest	2,199.36	0.00	1,679.50	1,680.00	99.97%
4415.720 Public Works Principle	13,860.64	0.00	14,380.50	14,381.00	100.00%
Total Highways	**121,990.65**	**0.00**	**106,113.22**	**164,609.00**	**64.46%**
Sanitation					
4420.460 Solid Waste Service	35,990.35	0.00	26,002.35	44,445.00	58.50%
Total Sanitation	**35,990.35**	**0.00**	**26,002.35**	**44,445.00**	**58.50%**
Total Highways and public improvements	**157,981.00**	**0.00**	**132,115.57**	**209,054.00**	**63.20%**
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	2,465.00	0.00	4,380.00	4,560.00	96.05%
4540.250 Park/Rec Department supplies	461.76	0.00	370.00	500.00	74.00%
4540.740 Parks Capital outlay	2,650.85	0.00	7,848.39	4,000.00	196.21%
Total Parks	**5,577.61**	**0.00**	**12,598.39**	**9,060.00**	**139.06%**
Total Parks, recreation, and public property	**5,577.61**	**0.00**	**12,598.39**	**9,060.00**	**139.06%**
Transfers					
4811 Transfer to Fund Balance	0.00	0.00	0.00	301.00	0.00%
Total Transfers	**0.00**	**0.00**	**0.00**	**301.00**	**0.00%**
Total Expenditures:	**384,915.34**	**7,908.69**	**431,888.54**	**579,071.00**	**74.58%**
Total Change In Net Position	**81,596.41**	**18,035.18**	**181,347.59**	**0.00**	**0.00%**

Town of Apple Valley
Operational Budget Report
41 Capital Projects Fund - 07/01/2020 to 03/10/2021
75.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Expenditures:					
Miscellaneous					
4141.740 Capital Outlay expenses	0.00	0.00	5,251.80	0.00	0.00%
Total Miscellaneous	**0.00**	**0.00**	**5,251.80**	**0.00**	**0.00%**
Total Expenditures:	**0.00**	**0.00**	**5,251.80**	**0.00**	**0.00%**
Total Change In Net Position	**0.00**	**0.00**	**(5,251.80)**	**0.00**	**0.00%**