



ORDINANCE NO. O-2025-17

AN ORDINANCE OF THE TOWN OF APPLE VALLEY, UTAH, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DESIGNATION OF PARCELS AV-2165, AV-2184, AND AV-2182 FROM OPEN SPACE TRANSITION (OST) TO RURAL ESTATES 1 ACRE (RE-1.0)

WHEREAS, the Town of Apple Valley is authorized under Utah Code Title 10, Chapter 9a to enact and amend land use regulations and zoning designations to promote the health, safety, and welfare of the community; and

WHEREAS, a request was submitted for a zone change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182 (the “Subject Property”); and

WHEREAS, a public hearing was previously held before the Planning Commission regarding this zone change request; however, it was later determined that notice had not been provided to affected landowners as required under Utah Code § 10-9a-205; and

WHEREAS, in order to rectify the oversight and ensure compliance with state law, the Town provided proper written notice to affected property owners a minimum of ten (10) days prior to a newly scheduled public hearing; and

WHEREAS, the Planning Commission held the properly noticed public hearing on May 14, 2025, accepted public comment, and subsequently recommended approval of the proposed zone change; and

WHEREAS, the Town Council of the Town of Apple Valley has reviewed the recommendation of the Planning Commission, considered all public input received, and finds the proposed zoning map amendment to be consistent with the Town’s General Plan and in the best interest of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH:

SECTION 1. Zoning Map Amendment. The official zoning map of the Town of Apple Valley is hereby amended to change the zoning designation of parcels AV-2165, AV-2184, and AV-2182 from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0).

SECTION 2. Notice Compliance. The Town has provided notice of the public hearing to affected entities and property owners in accordance with Utah Code § 10-9a-205, including proper written notice to affected landowners at least ten (10) days prior to the hearing.

SECTION 3. Severability. If any section, sentence, clause, or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

SECTION 4. Conflicts/Repealer. This Ordinance repeals and supersedes the provisions of any prior ordinance in conflict herewith.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon adoption by the Town Council and execution by the Mayor.

ADOPTED AND APPROVED BY THE APPLE VALLEY TOWN COUNCIL this _____ day of _____, 2025 based upon the following vote:

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY
A Utah municipal Corporation

ATTEST:

Michael Farrar, Mayor

Jenna Vizcardo, Town Recorder