

**TOWN OF APPLE VALLEY  
ORDINANCE O-2026-18**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1313-D-1-A, AV-1-2-30-410, AND AV-2-2-24-210 FROM AGRICULTURAL 40 ACRES ZONE (A-40), RURAL ESTATES 1 ACRE ZONE (RE-1), AND HIGHWAY COMMERCIAL ZONE (C-2) TO AGRICULTURAL 40 ACRES ZONE (A-40) AND RURAL ESTATES 5 ACRES ZONE (RE-5) FOR PARCEL AV-1313-D-1-A, AV-1-2-30-410, AND AV-2-2-24-210.**

**WHEREAS**, the Town of Apple Valley (“Town”) has petitioned to rezone parcel AV-1313-D-1-A, AV-1-2-30-410, AND AV-2-2-24-210 from Agricultural 40 Acres Zone (A-40), Rural Estates 1 Acre Zone (RE-1), and Highway Commercial Zone (C-2) to Agricultural 40 Acres Zone (A-40) and Rural Estates 5 Acres Zone (RE-5); and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on July 8, 2026, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

**WHEREAS**, the Town Council has reviewed the Planning Commission’s recommendation and finds that the proposed zone change serves a rational public interest, creating larger lot sizes, helping preserve the agricultural and historic heritage of Apple Valley; and

**WHEREAS**, on July 15, 2026 the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:**

**SECTION I: Zoning Amendment**

The zoning designation for parcel AV-1313-D-1-A, AV-1-2-30-410, and AV-2-2-24-210 is hereby changed from Agricultural 40 Acres Zone (A-40), Rural Estates 1 Acre Zone (RE-1), and Highway Commercial Zone (C-2) to Agricultural 40 Acres Zone (A-40) and Rural Estates 5 Acres Zone (RE-5).

**SECTION II: Official Zoning Map Update**

The Official Zoning Map shall be amended to reflect this zoning change.

**SECTION III: Effective Date:**

This ordinance shall take effect immediately upon passage and adoption.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Apple Valley, Utah, this 15th day of July, 2026.

PRESIDING OFFICER

\_\_\_\_\_  
Michael L. Farrar, Mayor

ATTEST:

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk/Recorder

| VOTE RECORD:                     | AYE   | NAY   | ABSENT | ABSTAIN |
|----------------------------------|-------|-------|--------|---------|
| Mayor   Michael Farrar           | _____ | _____ | _____  | _____   |
| Council Member   Kevin Sair      | _____ | _____ | _____  | _____   |
| Council Member   Annie Spendlove | _____ | _____ | _____  | _____   |
| Council Member   Scott Taylor    | _____ | _____ | _____  | _____   |
| Council Member   Richard Palmer  | _____ | _____ | _____  | _____   |