

TOWN OF APPLE VALLEY

ORDINANCE NO. O-2026-06

**AN ORDINANCE OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,
REPEALING ORDINANCE O-2025-17 AND RESTORING THE PRIOR ZONING
CLASSIFICATION FOR CERTAIN PROPERTY PREVIOUSLY REZONED FROM
OST (OPEN SPACE TRANSITION) TO RE-1 (RURAL ESTATES 1 ACRE)**

WHEREAS, on or about May 14, 2025, the Town Council adopted Ordinance O-2025-17, which rezoned certain property associated with the Gooseberry Springs Ranch Master Development Agreement from OST (Open Space Transition) to RE-1 (Rural Estates 1 Acre); and

WHEREAS, Ordinance O-2025-17 was adopted in conjunction with the approval of the Gooseberry Springs Ranch Master Development Agreement (the "MDA") between the Town and Standard Development, LLC; and

WHEREAS, the Town has terminated the Gooseberry Springs Ranch Master Development Agreement pursuant to Resolution No. R-2026-13, and the Town Council has considered that action, along with current land use conditions, planning objectives, and the public interest, in reevaluating the appropriate zoning classification for the affected property; and

WHEREAS, the Town Council finds that the factual assumptions, development expectations, and public benefit considerations that supported the adoption of Ordinance O-2025-17 no longer exist, and that the zoning classification established by Ordinance O-2025-17 is no longer appropriate or consistent with the Town's land use objectives for the affected property; and

WHEREAS, the Town Council finds that repealing Ordinance O-2025-17 and restoring the prior zoning classification is necessary to promote orderly development, ensure consistency with the Town's general plan and land use regulations, and protect the public health, safety, and welfare; and

WHEREAS, the Town Council has considered the public interest, applicable law, and the procedural requirements of Utah Code Title 10, Chapter 9a, and determines that repeal is appropriate.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apple Valley, Utah, as follows:

Section 1. Repeal. Ordinance O-2025-17, which approved a zone change from OST to RE-1 for certain property associated with the Gooseberry Springs Ranch Master Development Agreement, is hereby repealed in its entirety and declared null and void.

Section 2. Reversion of Zoning. Upon the effective date of this Ordinance, the zoning classification of the affected property shall revert to OST (Open Space Transition), as it existed immediately prior to the adoption of Ordinance O-2025-17.

Section 3. Severability. If any section, subsection, sentence, clause, or phrase 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 of this Ordinance.

Section 4. Effective Date. This Ordinance shall take effect immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the Town Council of Apple Valley, Utah, this February 25th, 2026.

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