

TOWN OF APPLE VALLEY, UTAH

ORDINANCE NO. O-2026-29

AN ORDINANCE AMENDING THE TOWN OF APPLE VALLEY GENERAL PLAN LAND USE MAP FOR PARCELS AV-2183-A, AV-2165, AV-2184, AV-2182, AV-2185, AND AV-1378-Q

WHEREAS, the Town of Apple Valley has adopted a General Plan to guide future growth and land use within the Town; and

WHEREAS, Apple Valley Municipal Code Section 10.05.020 establishes procedures for consideration and amendment of the General Plan; and

WHEREAS, the proposed amendment concerns six parcels in the West Temple and Canaan areas, as identified below; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 10, 2026, and forwarded its recommendation to the Town Council; and

WHEREAS, the Town Council considered the proposed General Plan Land Use Map amendment at a duly noticed meeting on November 18, 2026;

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

SECTION 1. GENERAL PLAN LAND USE MAP AMENDMENT.

The General Plan Land Use Map is hereby amended for the following parcels, subject to the boundaries shown on Exhibit A, which is incorporated by reference:

Parcels / Area	Existing designation	Amended designation
AV-2183-A, AV-2165, AV-2184, AV-2182, AV-2185 (West Temple area)	Residential Low (5+ acres)	Agricultural
AV-1378-Q (Canaan area)	Residential Medium (1–5 acres)	Agricultural

SECTION 2. GENERAL PLAN ONLY; ZONING UNAFFECTED.

This ordinance amends the advisory General Plan Land Use Map only. It does not amend the Town zoning map, rezone any parcel, or independently authorize a particular development or use.

SECTION 3. MAP INCORPORATION AND RECORDS.

The final, approved map depicting the amended land use designations and parcel boundaries shall be attached as Exhibit A and maintained with the official General Plan records by the Town Recorder. In the event of a discrepancy between a parcel identifier and the depicted boundary, the Town shall resolve the discrepancy before final execution of this ordinance.

SECTION 4. SEVERABILITY.

If any provision of this ordinance is determined to be invalid, the remaining provisions shall remain in effect to the extent permitted by law.

SECTION 5. EFFECTIVE DATE.

This ordinance shall take effect as provided by applicable Utah law following adoption and required publication or posting.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this 18 day of November, 2026.

Voting: AYE ____ NAY ____ ABSENT ____ ABSTAIN ____

Michael Farrar, Mayor

ATTEST:

Jenna Vizcardo, Recorder

EXHIBIT A — APPROVED GENERAL PLAN LAND USE MAP AMENDMENT