



ORDINANCE NO. O-2025-29

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF APPLE VALLEY BY CHANGING THE ZONE DESIGNATION FOR CERTAIN PARCELS LOCATED WITHIN THE TOWN FROM OPEN SPACE TRANSITION (OST) AND GENERAL COMMERCIAL (C-3) TO PLANNED DEVELOPMENT OVERLAY (PDO) FOR 525.73 ACRES IN THE OCULTA ROCA DEVELOPMENT.

RECITALS

WHEREAS, the Town of Apple Valley ("Town") is a municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, pursuant to Utah Code Annotated Title 10, Chapter 9a, Sections 502, 503, and 505, the Town Council has the authority to adopt and amend land use ordinances and the Official Zoning Map of the Town;

WHEREAS, De La Tierra Holdings LLC. ("Applicant"), submitted an application for a zone change to amend the zoning designation of 525.73 acres, composed of 22 parcels, from Open Space Transition (OST) and General Commercial (C-3) to Planned Development Overlay (PDO), as part of the Oculta Roca project;

WHEREAS, the parcels subject to this zoning amendment include the following parcel numbers: AV-2196-A-1, AV-2169-B, AV-2196-F, AV-2196-B, AV-2-2-28-110, AV-2-2-28-120, AV-2-2-28-220, AV-2-2-28-221, AV-2-2-28-240, AV-2196-C, AV-2196-D, AV-2196-E, AV-2196-G, AV-2196-H, AV-2196-I, AV-2-2-27-430, AV-2-2-27-431, AV-2169-A-1, AV-2195-B, AV-2194-A, AV-2194-C, AV-2-2-28-230

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed zone change on August 13, 2025, in accordance with Utah Code Annotated §10-9a-205, and after due deliberation recommended approval to the Town Council;

WHEREAS, the Town Council reviewed the Planning Commission's recommendation on August 20, 2025, and finds the proposed zoning map amendment is consistent with the Town's General Plan, benefits the general welfare, and serves the best interest of the public;

ORDINANCE

NOW THEREFORE, be it ordained by the Town Council of the Town of Apple Valley, Utah:

SECTION 1: ZONE CHANGE APPROVAL.

The zoning designation of the parcels listed above is hereby amended on the Official Zoning Map of the Town of Apple Valley from Open Space Transition (OST) and General Commercial (C-3) to Planned Development Overlay (PDO).

SECTION 2: MAPPING UPDATE.

The Zoning Administrator is directed to update the Official Zoning Map to reflect the zone change set forth in this Ordinance.

SECTION 3: CONFLICTING PROVISIONS.

Any prior ordinance, resolution, or part thereof inconsistent with this Ordinance is hereby repealed to the extent of such inconsistency.

SECTION 4: SEVERABILITY.

If any section, clause, or portion of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected and shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall take effect immediately upon adoption by the Town Council and execution by the Mayor.

ADOPTED AND APPROVED BY THE APPLE VALLEY TOWN COUNCIL this 20th day of August, 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