



ORDINANCE NO. O-2025-41

AN ORDINANCE OF THE TOWN OF APPLE VALLEY, UTAH, APPROVING AND AUTHORIZING EXECUTION AND RECORDING OF THE AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR JEPSON CANYON

RECITALS

WHEREAS:

1. The Town of Apple Valley (“Town”) is a duly organized political subdivision of the State of Utah; and
2. Utah Code Ann. §§ 10-9a-102 and 10-9a-532 authorize municipalities to enter into development agreements with property owners to regulate development of land; and
3. The Town and the Master Developer (Little Creek Land Company, LLC, and Jepson Canyon Resort Development Co., Inc.) previously entered into certain agreements governing the development of the property known as Jepson Canyon, including a Development Agreement (recorded June 12, 2019, as amended) and a Water and Sewer Agreement (recorded June 12, 2019, as amended); and
4. The parties now desire to amend, restate, and supersede those prior agreements with a new Amended and Restated Master Development Agreement for Jepson Canyon, dated October 15, 2025 (the “ARMDA”), which provides for the unified and consistent development of the project, establishes vested rights, sets forth design standards, and addresses the provision of infrastructure and services; and
5. The ARMDA has been reviewed by the Apple Valley Planning Commission pursuant to Utah Code Ann. § 10-9a-532, which provided a recommendation to the Town Council; and
6. The Town Council has reviewed the ARMDA, finds it consistent with applicable law and in the best interests of the Town, and desires to approve and authorize its execution.

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

Section 1. Approval of Agreement.

The Amended and Restated Master Development Agreement for Jepson Canyon, dated November 18, 2025, by and between Apple Valley Town, Little Creek Land Company, LLC, and Jepson Canyon Resort Development Co., Inc., a copy of which is attached hereto as *Exhibit A*, is hereby approved.

Section 2. Authorization.

The Mayor of Apple Valley is authorized to execute the ARMDA on behalf of the Town, and the Town Clerk/Recorder is directed to attest to the same.

Section 3. Recording.

The Town Clerk/Recorder is directed to cause the ARMDA, together with all exhibits and any necessary recording certificates, to be recorded with the Washington County Recorder’s Office following execution.

Section 4. Supersession of Prior Agreements.

This ordinance confirms that the ARMDA supersedes and novates the prior Development Agreement and Water and Sewer Agreement governing the property, as described in Section 2 of the ARMDA

Section 5. Severability.

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

Section 6. Effective Date.

This Ordinance shall become effective immediately upon passage and posting as required by law.

ADOPTED AND APPROVED BY THE APPLE VALLEY TOWN COUNCIL this 18 day of November, 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