



August 7, 2024

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1378-E, AV-1378-L
Located: see map (on backside of this letter)

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space Transition Zone (OST) A-X Agricultural Zone (A-X) for the stated purpose of “Change to Agricultural.” The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder’s office or at the following links:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05 Temporary Ordinance For Zone Change To A-X Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.05%20Temporary%20Ordinance%20For%20Zone%20Change%20To%20A-X%20Agricultural%20Zone)

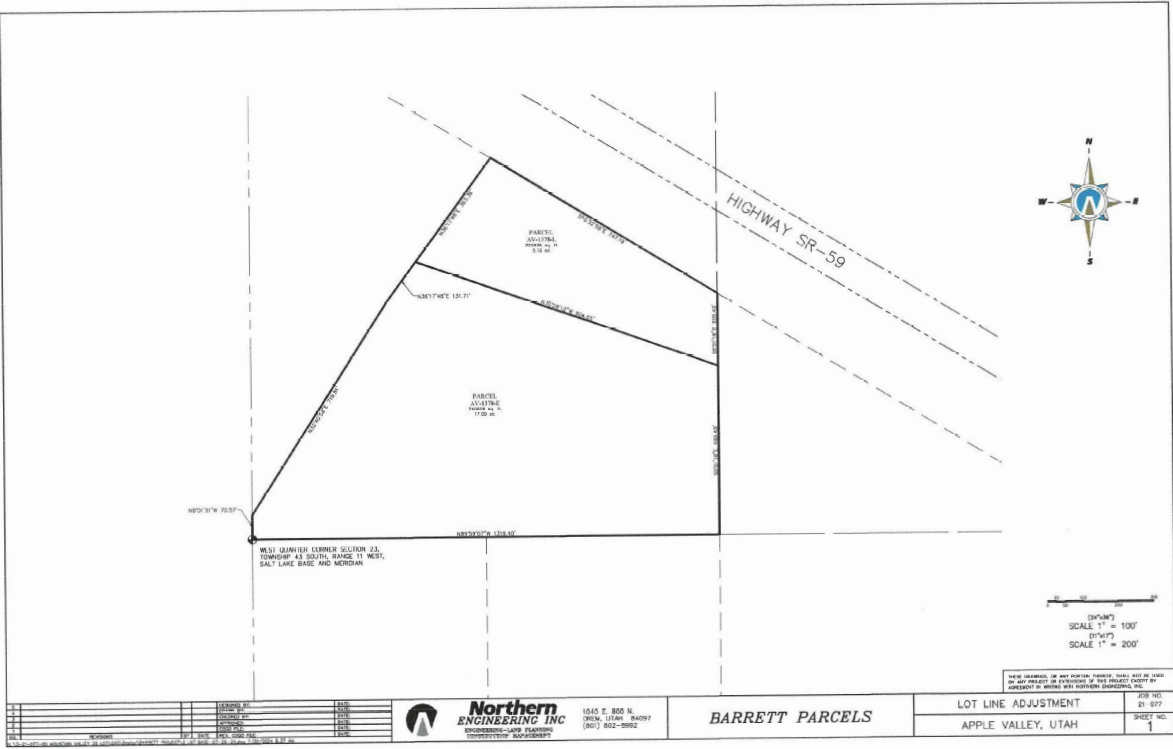
[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020 A Agricultural Zone](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020%20Agricultural%20Zone)

The hearing will be held **Wednesday, September 4, 2024 at 6:00 P.M.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner’s property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk



**ZONE CHANGE APPLICATION – APPLE VALLEY
LOT LINE ADJUSTMENT – WASHINGTON COUNTY – RECORDED 08/02/2024**

1749 E. 2260 S.
Apple Valley, UT, 84737
Parcel 1, AV-1378-L = 5.12 ACRES
Parcel 2, AV-1378-E = 17 ACRES

HISTORIC –

Apple Valley Zoning Districts Viewer

Zoning Districts Information:

ZONE DISTRICTS:

The following zones are created to the extent as necessary to regulate the development and use of the property within the City.

A. Agricultural Zone

The purpose of this zone is to preserve agricultural and farm lands, to encourage the development and use of lands zoned to the production of agricultural activity and use thereof.

B. Residential Zone

The purpose of this zone is to provide for the residential development of land, to encourage the development and use of lands zoned to the production of residential activity and use thereof.

C. Single-Family Residential Zone

The purpose of this zone is to provide for the residential development of land, to encourage the development and use of lands zoned to the production of residential activity and use thereof.

D. Medium-Density Residential Zone

The purpose of this zone is to provide for the residential development of land, to encourage the development and use of lands zoned to the production of residential activity and use thereof.

E. High-Density Residential Zone

The purpose of this zone is to provide for the residential development of land, to encourage the development and use of lands zoned to the production of residential activity and use thereof.

F. Commercial Zone

The purpose of this zone is to provide for the commercial development of land, to encourage the development and use of lands zoned to the production of commercial activity and use thereof.

G. Industrial Zone

The purpose of this zone is to provide for the industrial development of land, to encourage the development and use of lands zoned to the production of industrial activity and use thereof.

H. Office Zone

The purpose of this zone is to provide for the office development of land, to encourage the development and use of lands zoned to the production of office activity and use thereof.

I. Public Use Zone

The purpose of this zone is to provide for the public use development of land, to encourage the development and use of lands zoned to the production of public use activity and use thereof.

J. Special Use Zone

The purpose of this zone is to provide for the special use development of land, to encourage the development and use of lands zoned to the production of special use activity and use thereof.

Legend

- A-1: Agriculture 1-3 Acres
- A-2: Agriculture 1-16 Acres
- A-3: Agriculture 1-20 Acres
- A-4: Agriculture 1-20 Acres
- A-5: Agriculture 1-20 Acres
- A-6: Agriculture 1-20 Acres
- A-7: Agriculture 1-20 Acres
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