PLANNING COMMISSION - HEARING NOTICE

1777 N Meadowlark Dr, Apple Valley
Tuesday, November 10, 2026 at 6:00 PM

HEARING NOTICE

Public Notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold Public Hearings on **Tuesday, November 10, 2026** at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Public Hearing will be held on the following topics:

1. Amend Title 11.02.050 Simple Lot Subdivision, Ordinance O-2025-27
2. Amend Title 10.18.020 Residential Lots; Access, Ordinance O-2026-28
3. General Plan Map Amendment to Change the Land Use Designation of Parcels AV-2183-A, AV-2165, AV-2184, AV-2182, and AV-2185 (West Temple Area) from Residential Low (5+ Acres) to Agricultural, and Parcel AV-1378-Q (Canaan Area) from Residential Medium (1–5 Acres) to Agricultural, Ordinance O-2026-29

Interested persons are encouraged to attend public hearings to present their views or present their views in writing at least 48 hours prior to the meeting by emailing clerk@applevalleyut.gov.

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Town Clerk and Recorder for the Town of Apple Valley, hereby certify that this Hearing Notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website http://pmn.utah.gov, and the Town Website www.applevalleyut.gov on the 29th day of October, 2026.

Dated this 29th day of October, 2026

Jenna Vizcardo, Town Clerk and Recorder

Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

APPLE VALLEY
ORDINANCE O-2026-27

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "11.02.050 Simple Lot Subdivision" of the Apple Valley Subdivisions is hereby *amended* as follows:

BEFORE AMENDMENT

11.02.050 Simple Lot Subdivision

A. Purpose: Utah State Code provides an exemption from many subdivision requirements for subdivisions with up to ten (10) lots. The intent of this simple lot subdivision process is to take advantage of the Utah State Code exemption to allow for subdivision with up to ten (10) lots to be processed as quickly as possible. This section outlines a separate process for these smaller subdivisions. In this process, an applicant may elect to divide property through a metes and bounds record of survey.
B. Applicability: The procedures set forth in this section shall govern the process and requirements pertaining to simple lot subdivisions with up to ten (10) lots. An applicant may elect to forgo the simple lot subdivision process and instead proceed with the standard preliminary and final plat subdivision process.
C. Application Process: The subdivider of a simple lot subdivision, after completing the plans required, shall submit a simple lot subdivision application including the simple lot subdivision, the Subdivision Improvement Plans and all other required documentation and information.
D. Required Conditions: For a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:
    1. Be for a single-family dwelling or dwellings, and any associated accessory dwelling.
    2. Be located on property zoned for such use.
    3. Contain no more than ten (10) lots.
    4. Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
    5. Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinances require.
    6. Conform to all applicable land use ordinances. A property that has previously

obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.

E. Submittal Contents: An applicant shall submit an application to the Town for a simple lot subdivision that includes, at a minimum, each of the following:
    1. A current title report showing ownership by the applicant.
    2. Name of the applicant or authorized agent and contact information.
    3. Property address, acreage, boundary, and tax identification number.
    4. Date, scale, and North arrow.
    5. Vicinity map showing the property's location relative to municipal boundaries and roads that serve the property.
    6. A statement containing the zone, lot size, and amount of frontage along a public street for each proposed lot.
    7. A metes and bounds description of the property proposed to be subdivided.
    8. A subdivision name.
    9. A record of survey map, showing each new lot, which includes the following details:
        a. The location of survey by quarter section and township range.
        b. The date of survey.
        c. The scale of the drawing and North point.
        d. The distance course of all lines traced or established, giving the basis of bearing and the distance and course to two or more section corners or quarter corners, including township and range, or to identified monuments within a recorded subdivision.
        e. All measured bearings, angles, and distances separately indicated from those of record.
        f. A written boundary description of property surveyed.
        g. All monuments set and their relation to older monuments found.
        h. A detailed description of monuments found and monuments set, indicated separately.
        i. The surveyor’s seal or stamp.
        j. The surveyor’s business name and address.
        k. A written narrative that explains and identifies:
            (1) The purpose of the survey.
            (2) The basis on which the lines were established.
            (3) The found monuments and deed elements that controlled the established or reestablished lines.
        l. If the narrative is a separate document, it shall contain:
            (1) The location of the survey by quarter section and by township and range.
            (2) The date of the survey.
            (3) The surveyor's stamp or seal.
            (4) The surveyor’s business name and address.
        m. The map and narrative shall be referenced to each other if they are separate documents.
        n. The map and narrative shall be created on material of a permanent

nature on stable base reproducible material in the sizes required by the county surveyor.

F. Site-Specific Contents: The following documents shall accompany the simple lot subdivision application when deemed necessary by the Town Engineer:
    1. Soils Report: The applicant shall provide a detailed soils report addressing the following issues for the subdivision: hill stabilization, road design, foundation design, groundwater impacts, and general soil stability. The report must be stamped and signed by a Civil Engineer licensed in the state of Utah.
    2. Storm Water Plan: The applicant shall provide a detailed storm water plan for the subdivision. This plan shall include all calculations showing that it meets all applicable all applicable codes, standards, and specifications. Plans and calculations shall be stamped and signed by a civil engineer licensed in the state of Utah.
    3. Other Hazard Information: This may include FEMA floodplain information or other information to mitigate natural hazards.

G. Review and Approval Process: The intent of the simple lot subdivision is to provide timely review and approval of all complete applications, as follows:
    1. Optional Pre-Application Meeting: An applicant may request to meet with the Town staff and representatives prior to submittal to review the application and requirements.
    2. Preliminary Review: The applicant shall submit the application and all required contents. The Town will check for completeness. If not all materials have been submitted, the application should be returned to the applicant until all required contents are included.
    3. Administrative Review: Once the application is deemed to be complete, the Town shall complete a review of the simple subdivision application and Subdivision Improvement Plans and determine whether the application meets all requirements or requires corrective actions and shall notify the applicant in a written response:
        a. If the application is found to require corrections, the Town shall be specific and cite the ordinance, statute, or specifications that require the modification. Comments shall be logged in an index of requested modifications or additions. The required corrections are sent to the applicant to prepare for resubmittal.
        b. The Town may require additional information relating to the application to ensure compliance with the Town's ordinances and approved standards.
        c. If the applicant is found to meet all codes, standards, and specifications, Town staff shall forward the application on to the Planning Commission.
    4. Planning Commission Review: The Planning Commission shall hold a public hearing on the application and approve or deny the simple lot subdivision application. If the Planning Commission determines that the application does not meet all requirements, an applicant may request that the application is tabled until all requirements are met.

a. A public notice shall be sent to all properties within one hundred feet (100') of the property, notifying the property owners of the time and place of the public hearing and the nature of the request.
b. If the applicant meets all applicable requirements, the Planning Commission shall approve the simple lot subdivision application. If the applicant is unable or unwilling to meet all applicable requirements, the Planning Commission shall deny the application.

H. Filing the Record of Survey:
1. After the Planning Commission has approved the simple lot subdivision application, the Town shall create a written certificate of approval to accompany the record of survey. At a minimum, the document shall be notarized by the Town Recorder, specify the name of the subdivision, the number of lots, and the date of Planning Commission approval.
2. The applicant shall provide a check sufficient to cover the recording fees.
3. Within one (1) year of approval of the Record of Survey, with the accompanying written certificate of approval, shall be recorded in the Office of the Washington County Recorder.

I. Expiration of Final Approval: If a record of survey is not filed within one (1) year from the date of approval, the approval is deemed to have lapsed and the applicant will need to obtain a new approval and meet any new regulations that may have been put in place.

AFTER AMENDMENT

11.02.050 Simple Lot Subdivision

A. Purpose: Utah State Code provides an exemption from many subdivision requirements for subdivisions with up to ten (10) lots. The intent of this simple lot subdivision process is to take advantage of the Utah State Code exemption to allow for subdivision with up to ten (10) lots to be processed as quickly as possible. This section outlines a separate process for these smaller subdivisions. In this process, an applicant may elect to divide property through a metes and bounds record of survey.
B. Applicability: The procedures set forth in this section shall govern the process and requirements pertaining to simple lot subdivisions with up to ten (10) lots. An applicant may elect to forgo the simple lot subdivision process and instead proceed with the standard preliminary and final plat subdivision process.
C. Application Process: The subdivider of a simple lot subdivision, after completing the plans required, shall submit a simple lot subdivision application including the simple lot subdivision, the Subdivision Improvement Plans and all other required documentation and information.
D. Required Conditions: For a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:
1. Be for a single-family dwelling or dwellings, and any associated accessory dwelling.
2. Be located on property zoned for such use.

3. Contain no more than ten (10) lots.
4. Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
5. Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinances require.
6. Conform to all applicable land use ordinances. A property that has previously obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.
7. Require no new road easements, water easements, drainage easements, or any other easements, dedications, or improvements that would necessitate engineering review, design, or input. If any such easement, dedication, improvement, or engineering input is required, the application shall not qualify for the simple lot subdivision process and must proceed through the standard preliminary and final plat process.

E. Submittal Contents: An applicant shall submit an application to the Town for a simple lot subdivision that includes, at a minimum, each of the following:
   1. A current title report showing ownership by the applicant.
   2. Name of the applicant or authorized agent and contact information.
   3. Property address, acreage, boundary, and tax identification number.
   4. Date, scale, and North arrow.
   5. Vicinity map showing the property's location relative to municipal boundaries and roads that serve the property.
   6. A statement containing the zone, lot size, and amount of frontage along a public street for each proposed lot.
   7. A metes and bounds description of the property proposed to be subdivided.
   8. A subdivision name.
   9. A record of survey map, showing each new lot, which includes the following details:
      a. The location of survey by quarter section and township range.
      b. The date of survey.
      c. The scale of the drawing and North point.
      d. The distance course of all lines traced or established, giving the basis of bearing and the distance and course to two or more section corners or quarter corners, including township and range, or to identified monuments within a recorded subdivision.
      e. All measured bearings, angles, and distances separately indicated from those of record.
      f. A written boundary description of property surveyed.
      g. All monuments set and their relation to older monuments found.
      h. A detailed description of monuments found and monuments set,

indicated separately.

i. The surveyor's seal or stamp.

j. The surveyor's business name and address.

k. A written narrative that explains and identifies:
   (1) The purpose of the survey.
   (2) The basis on which the lines were established.
   (3) The found monuments and deed elements that controlled the established or reestablished lines.

l. If the narrative is a separate document, it shall contain:
   (1) The location of the survey by quarter section and by township and range.
   (2) The date of the survey.
   (3) The surveyor's stamp or seal.
   (4) The surveyor's business name and address.

m. The map and narrative shall be referenced to each other if they are separate documents.

n. The map and narrative shall be created on material of a permanent nature on stable base reproducible material in the sizes required by the county surveyor.

F. Site-Specific Contents: The following documents shall accompany the simple lot subdivision application when deemed necessary by the Town Engineer:
   1. Soils Report: The applicant shall provide a detailed soils report addressing the following issues for the subdivision: hill stabilization, road design, foundation design, groundwater impacts, and general soil stability. The report must be stamped and signed by a Civil Engineer licensed in the state of Utah.
   2. Storm Water Plan: The applicant shall provide a detailed storm water plan for the subdivision. This plan shall include all calculations showing that it meets all applicable all applicable codes, standards, and specifications. Plans and calculations shall be stamped and signed by a civil engineer licensed in the state of Utah.
   3. Other Hazard Information: This may include FEMA floodplain information or other information to mitigate natural hazards.

G. Review and Approval Process: The intent of the simple lot subdivision is to provide timely review and approval of all complete applications, as follows:
   1. Optional Pre-Application Meeting: An applicant may request to meet with the Town staff and representatives prior to submittal to review the application and requirements.
   2. Preliminary Review: The applicant shall submit the application and all required contents. The Town will check for completeness. If not all materials have been submitted, the application should be returned to the applicant until all required contents are included.
   3. Administrative Review: Once the application is deemed to be complete, the Town shall complete a review of the simple subdivision application and Subdivision Improvement Plans and determine whether the application meets all requirements or requires corrective actions and shall notify the applicant in

a written response:

a. If the application is found to require corrections, the Town shall be specific and cite the ordinance, statute, or specifications that require the modification. Comments shall be logged in an index of requested modifications or additions. The required corrections are sent to the applicant to prepare for resubmittal.

b. The Town may require additional information relating to the application to ensure compliance with the Town's ordinances and approved standards.

c. If the applicant is found to meet all codes, standards, and specifications, Town staff shall forward the application on to the Planning Commission.

4. Planning Commission Review: The Planning Commission shall hold a public hearing on the application and approve or deny the simple lot subdivision application. If the Planning Commission determines that the application does not meet all requirements, an applicant may request that the application is tabled until all requirements are met.

a. A public notice shall be sent to all properties within one hundred feet (100') of the property, notifying the property owners of the time and place of the public hearing and the nature of the request.

~~b. If the applicant meets all applicable requirements, the Planning Commission shall approve the simple lot subdivision application. If the applicant is unable or unwilling to meet all applicable requirements, the Planning Commission shall deny the application.~~

H. Filing the Record of Survey:

1. After the Planning Commission has approved the simple lot subdivision application, the Town shall create a written certificate of approval to accompany the record of survey. At a minimum, the document shall be notarized by the Town Recorder, specify the name of the subdivision, the number of lots, and the date of Planning Commission approval.
2. The applicant shall provide a check sufficient to cover the recording fees.
3. Within one (1) year of approval of the Record of Survey, with the accompanying written certificate of approval, shall be recorded in the Office of the Washington County Recorder.

I. Expiration of Final Approval: If a record of survey is not filed within one (1) year from the date of approval, the approval is deemed to have lapsed and the applicant will need to obtain a new approval and meet any new regulations that may have been put in place.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Mike Farrar	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Scott Taylor	_____	_____	_____	_____
Council Member | Richard Palmer	_____	_____	_____	_____
Council Member | Lee Fralish	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Michael Farrar, Mayor, Apple Valley

APPLE VALLEY
ORDINANCE O-2026-28

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "10.18.020 Residential Lots; Access" of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.18.020 Residential Lots; Access

A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of twenty-four inches (24 ") or larger as required by Town or Building Official to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.
B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.
C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.
D. Distance between Driveways: No driveway shall be closer than twenty feet (20') to another driveway or be more than twenty feet (20') in width . In no event shall the combined width of such driveways exceed sixty feet (60') or fifty percent (50%) of the entire lot frontage, whichever is less.
E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

AFTER AMENDMENT

10.18.020 Residential Lots; Access and Storm Drainage Requirements

~~A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of~~

~~twenty-four inches (24 ") or larger as required by Town or Building Official to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.~~

~~B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.~~

~~C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.~~

~~D. Distance between Driveways: No driveway shall be closer than twenty feet (20') to another driveway or be more than twenty feet (20') in width . In no event shall the combined width of such driveways exceed sixty feet (60') or fifty percent (50%) of the entire lot frontage, whichever is less.~~

~~E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.~~

A. Borrow Ditch; Pipe Size:

All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of twenty-four inches (24") or larger as required by Town or Building Official to provide access through the borrow ditch.

Alternative culvert sizes or configurations may be approved by the Town Engineer or other authorized Town representative when site conditions, existing utilities, or engineering requirements warrant an alternative design.

Each culvert shall have a minimum length of twenty feet (20') and shall extend a minimum of one foot (1') beyond each side of the driveway, for a total extension of at least two feet (2') beyond the driveway width. Culvert length and installation shall comply with applicable Town Design Standards and Specifications and shall provide sufficient access while maintaining proper drainage and allowing for maintenance.

Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.

B. Culvert Replacement; Excavation and Grading Permit:

Any replacement of an existing culvert pipe, when performed outside of an active building permit process, shall require an Excavation and Grading Permit issued by the Town prior to commencement of work. All culvert replacements shall comply with applicable Town Design Standards and Specifications and shall be subject to Town review and inspection as required. Routine cleaning and maintenance of an existing culvert pipe that does not involve excavation, removal, replacement, or alteration of the culvert shall not require an Excavation and Grading Permit under this provision.

C. Inspection Prior to Certificate of Occupancy:

No Certificate of Occupancy shall be issued until the lot access and all required storm drainage improvements have been completed, inspected, and approved by the Town.

Where engineered storm drainage plans are required by Town ordinances or applicable standards, such plans and supporting calculations shall be submitted as part of the building permit application and reviewed and approved by the Town Engineer or other qualified professional authorized by the Town prior to issuance of the building permit. Building-code plan review and engineering drainage review may occur simultaneously.

Required storm drainage improvements shall include, as applicable, borrow ditches, culverts, detention or retention facilities, drainage conveyance systems, grading, and other improvements required by Town ordinances, approved plans, development approvals, or applicable Town Design Standards and Specifications.

All required storm drainage improvements shall be completed in accordance with the approved plans prior to issuance of a Certificate of Occupancy. The Town Engineer or other qualified professional authorized by the Town shall verify compliance with the approved engineered drainage plans and provide approval to the Town. Verification may include field observations, photographs, certifications, as-built documentation, or other information determined necessary by the reviewing professional.

Building-code plan review and inspections shall remain separate from engineering review and approval of storm drainage improvements. The Town shall coordinate these reviews and approvals through its established building permit procedures.

D. Limited Number of Driveways:

No residential lot shall have more than two (2) driveways unless approved by the Planning Commission via a conditional use permit. Each culvert shall have a minimum length of twenty feet (20') and shall comply with the applicable Town Design Standards and Specifications.

E. Distance between Driveways:

No driveway shall be closer than twenty feet (20') to another driveway. Each driveway shall be eighteen feet (18') in width.

Where separate culverts are installed along the same borrow ditch, a minimum unobstructed

separation of twenty feet (20') shall be maintained between culvert ends to allow access for cleaning and maintenance, unless an alternative configuration is approved by the Town Engineer or other authorized Town representative.

F. Corner Lots:

In no event shall a driveway be placed on any corner lot within a distance of twenty-five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Mike Farrar	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Scott Taylor	_____	_____	_____	_____
Council Member | Richard Palmer	_____	_____	_____	_____
Council Member | Lee Fralish	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Michael Farrar, Mayor, Apple Valley

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.

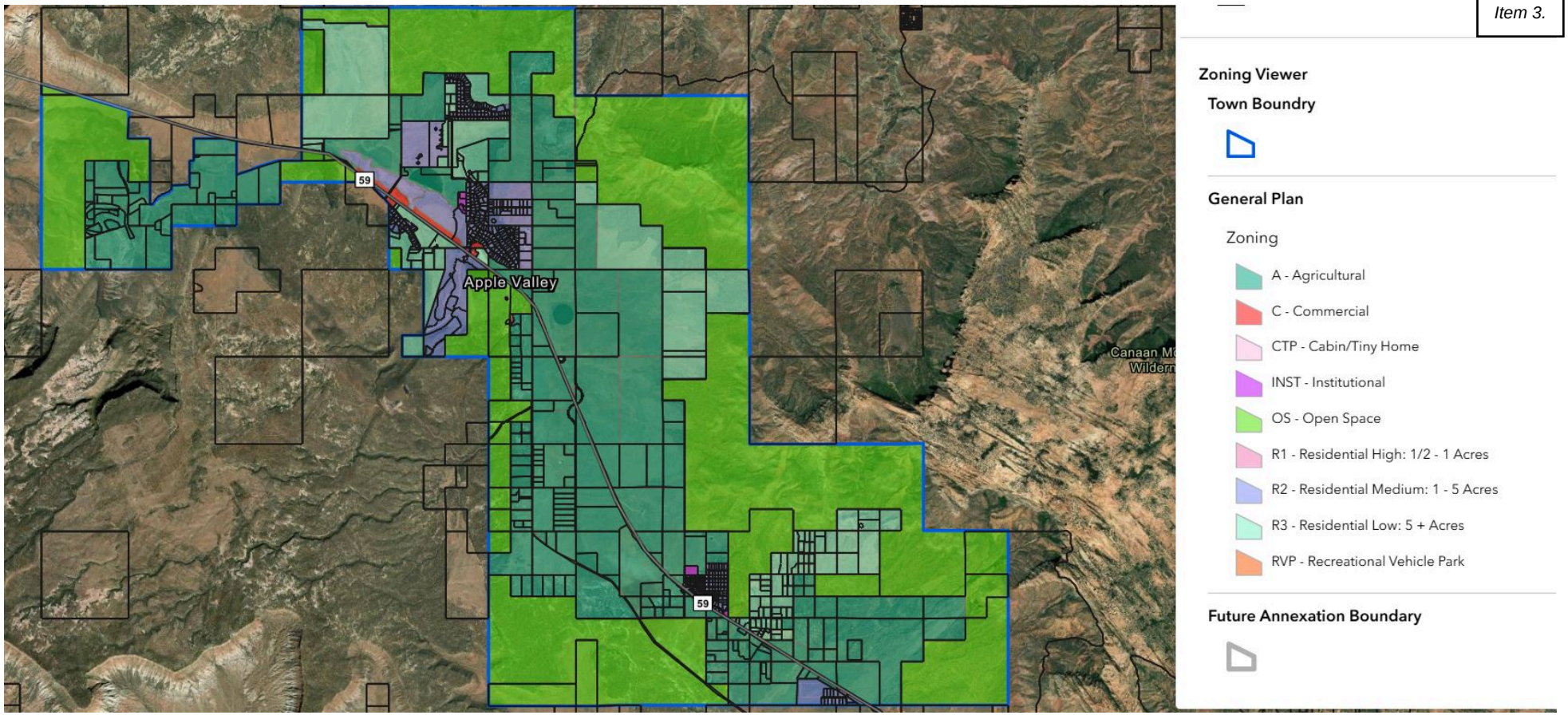
Voting: AYE ____ NAY ____ ABSENT ____ ABSTAIN ____

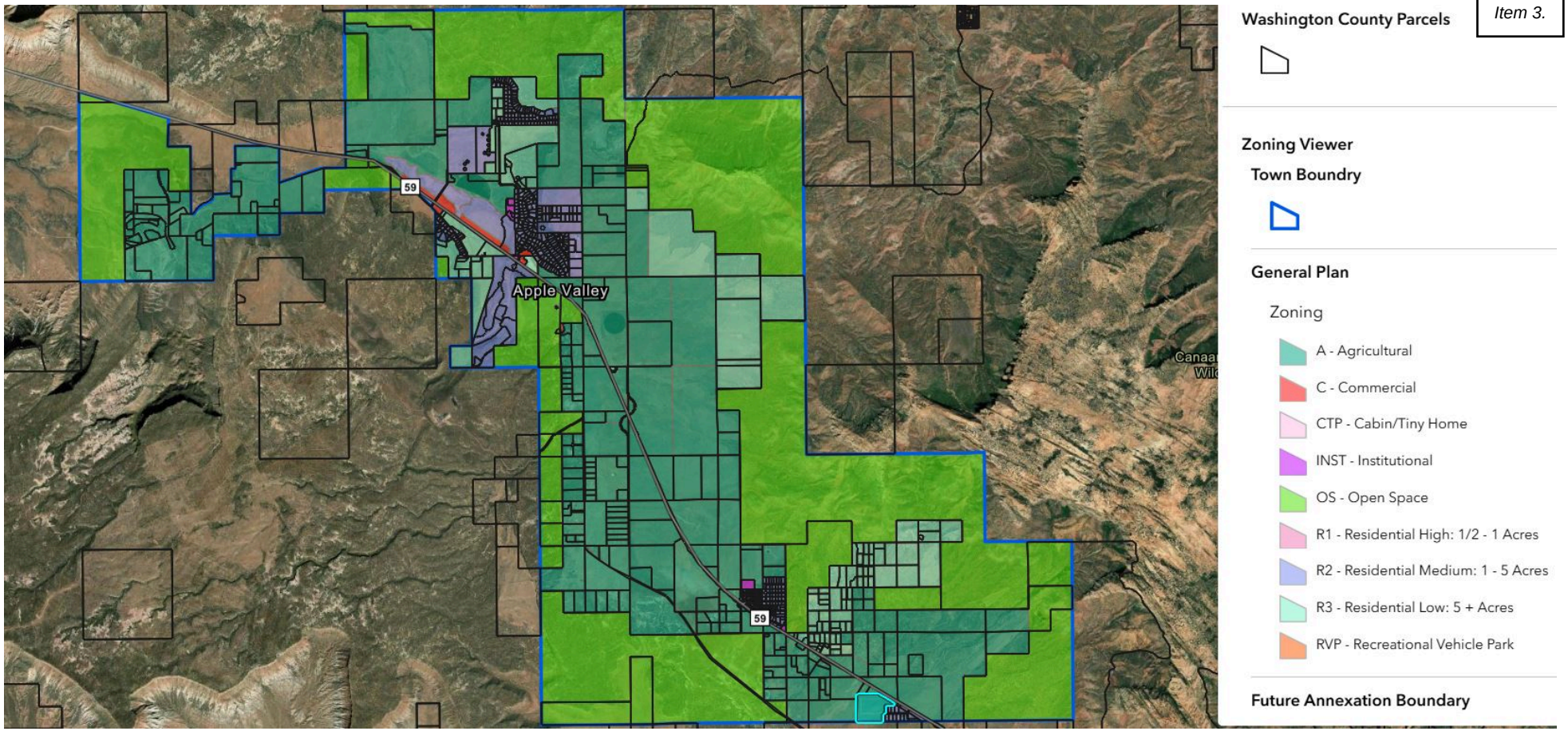
_____
Michael Farrar, Mayor

ATTEST:

_____
Jenna Vizcardo, Recorder

EXHIBIT A — APPROVED GENERAL PLAN LAND USE MAP AMENDMENT


Apple Valley
59
59
Zoning Viewer
Town Boundry
General Plan
Zoning
A - Agricultural
C - Commercial
CTP - Cabin/Tiny Home
INST - Institutional
OS - Open Space
R1 - Residential High: 1/2 - 1 Acres
R2 - Residential Medium: 1 - 5 Acres
R3 - Residential Low: 5 + Acres
RVP - Recreational Vehicle Park
Future Annexation Boundary


Apple Valley
59
59
Washington County Parcels
Zoning Viewer
Town Boundry
General Plan
Zoning
A - Agricultural
C - Commercial
CTP - Cabin/Tiny Home
INST - Institutional
OS - Open Space
R1 - Residential High: 1/2 - 1 Acres
R2 - Residential Medium: 1 - 5 Acres
R3 - Residential Low: 5 + Acres
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Future Annexation Boundary