

**TOWN OF APPLE VALLEY**

**RESOLUTION R-2025-18**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY APPROVING AN AMENDMENT TO THE TOWN DESIGN STANDARDS AND SPECIFICATIONS TO ADOPT SECTION 8 – RESIDENTIAL DRIVEWAY MINIMUM DESIGN AND CONSTRUCTION STANDARDS**

**WHEREAS**, , the Town of Apple Valley (“Town”) previously adopted the Town Design Standards and Specifications by Resolution R-2006-13; and

**WHEREAS**, the Planning Commission has reviewed and recommended an amendment to the Town Design Standards and Specifications to incorporate Section 8 – Residential Driveway Minimum Design and Construction Standards; and

**WHEREAS**, the Town Council finds that the proposed amendment promotes the health, safety, and welfare of the residents of the Town and supports adequate emergency access consistent with applicable fire and building codes; and

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Apple Valley, Utah, that Section 8 – Residential Driveway Minimum Design and Construction Standards is hereby adopted as an amendment to the Town Design Standards and Specifications, as attached hereto and incorporated herein by reference.

**PASSED, APPROVED, AND ADOPTED** this 16th day of July, 2025. This Resolution shall take effect immediately upon passage and after any required publication.

TOWN OF APPLE VALLEY

PRESIDING OFFICER

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Michael “Mike” Farrar, Mayor

ATTEST:

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Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor   Michael Farrar	_____	_____	_____	_____
Council Member   Kevin Sair	_____	_____	_____	_____
Council Member   Annie Spendlove	_____	_____	_____	_____
Council Member   Scott Taylor	_____	_____	_____	_____
Council Member   Richard Palmer	_____	_____	_____	_____

## **Section 8**

### **Residential Driveway Minimum Design and Construction Standards**

#### **1.0 GENERAL**

##### **1.1 Purpose**

This specification outlines the minimum design and construction requirements for residential driveways within the Town of Apple Valley to ensure safe and reliable access for emergency vehicles, specifically fire apparatus with a gross vehicle weight of up to 75,000 pounds, in accordance with the 2006 WUI Code and 2021 International Fire Code (IFC).

##### **1.2 Scope**

This specification applies to all new residential driveways within town limits. It is not intended for public roadways or residential streets that may carry heavier or more frequent vehicular traffic.

#### **2.0 SUBGRADE PREPARATION**

##### **2.1 General**

The subgrade shall be prepared to ensure a uniform and stable base to support the overlying base course and vehicular loads.

##### **2.2 Subgrade Strength**

- Minimum design is based on a subgrade with a minimum California Bearing Ratio (CBR) of 3.
- Where existing subgrade conditions are suspected to be weaker, the Town may require a geotechnical investigation and approval of an alternative section.

##### **2.3 Depth and Treatment**

- Subgrade shall be scarified to a minimum depth of 12 inches.
- The scarified layer shall be moisture-conditioned to within  $\pm 2\%$  of optimum moisture content.
- Compaction shall be to a minimum of 95% of the maximum dry density as determined by ASTM D1557 (Modified Proctor).

#### **3.0 BASE COURSE**

##### **3.1 Material**

- Base course shall consist of a well-graded crushed aggregate meeting the requirements of UDOT, APWA, or Washington County specification for untreated base course or other approved sources.
- Aggregate shall be from an approved source with gradation and quality confirmed by testing.

### **3.2 Thickness and Placement**

- Minimum compacted thickness shall be 8 inches.
- Base course shall be placed in lifts not exceeding 6 inches loose thickness.
- Each lift shall be moisture-conditioned and compacted to at least 95% of maximum dry density (ASTM D1557).

## **4.0 SOFT SPOT REPAIR**

### **4.1 Identification and Treatment**

- Prior to placement of base course, the subgrade shall be inspected for soft, yielding, or otherwise unsuitable areas by the homeowner, contractor, or Town representative.
- Soft spots shall be excavated to firm material and replaced with compacted granular material matching base course specification, or as directed by the Town.
- Geogrid or other suitable geofabric may be used to stabilize the subgrade.

## **5.0 DEVIATIONS AND GEOTECHNICAL REQUIREMENTS**

### **5.1 Alternatives**

- Any deviation from the above minimum section (e.g., thinner sections, alternative materials) shall be supported by a geotechnical investigation by a licensed professional engineer.
- The investigation must demonstrate that the proposed section will provide equivalent structural support based on anticipated loading and site-specific subgrade conditions.

## **6.0 ACCEPTANCE**

All driveway sections shall be subject to inspection and testing by the Town or its representative prior to acceptance. Compaction testing and material compliance verification may be required at the Town's discretion.

## **7.0 MAINTENANCE**

Driveways shall be maintained at all times in a manner that is sufficient to support a fire apparatus. If at any time, soft spots or rutting develops in the driveways, the affected areas shall be repaired immediately to a firm, unyielding surface and capable of supporting the fire apparatus.

## **8.0 WILDLAND-URBAN INTERFACE DRIVEWAY ACCESS REQUIREMENTS**

All residential driveways shall also comply with Section 403.2 of the 2006 Utah Wildland-Urban Interface (WUI) Code, as adopted by the Town of Apple Valley. These requirements are intended to ensure adequate access for emergency vehicles.

### **8.1 Applicability**

Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road.

## **8.2 Minimum Dimensions and Clearances**

- Minimum unobstructed width: 12 feet
- Minimum unobstructed height clearance: 13 feet 6 inches

## **8.3 Turnarounds and Turnouts**

- Driveways over 150 feet in length must include a turnaround.
- Driveways over 200 feet and less than 20 feet wide must include both turnouts and turnarounds.
- Turnaround inside turning radius: minimum 30 feet
- Turnaround outside turning radius: minimum 45 feet
- Turnouts must be at least 10 feet wide and 30 feet long with all-weather surface.

## **8.4 Driveway Use Limitations**

A driveway shall not serve more than five dwelling units.

## **8.5 Vehicle Load Limits and Bridge Signage**

- Driveways with bridges must post vehicle load limits at both bridge entrances.
- Bridge design loads are to be approved by the Code Official.