



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 04, 2023 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, January 04, 2023**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Commissioners | Lee Fralish | Margaret Ososki | Richard Palmer | Garth Hood | Michael Farrar

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/88262735265>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 882 6273 5265

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

DISCUSSION AND ACTION

1. **Discussion and Action:** Appoint Chair.
2. **Discussion and Action:** Preliminary Plat Application for AV-1378-Q, Mountain Valley Estates, phase 2. Owner: Land Development Solutions, Applicant: Brant Tuttle, Northern Engineering.
3. **Discussion and Action:** Consider approval of 2023 Annual Meeting Schedule.

HEARING ON THE FOLLOWING | DISCUSSION AND ACTION

4. **Public Hearing:** Update Title 10.10.110 Cabins Or Tiny Home Parks Zone and Title 10.12.120 Legal Nonconforming Lots, Ordinance-O-2023-02.
5. **Discussion and Action:** Update Title 10.10.110 Cabins Or Tiny Home Parks Zone and Title 10.12.120 Legal Nonconforming Lots, Ordinance-O-2023-02.
6. **Public Hearing:** Update Title 11.08.010 Required Improvements, Ordinance-O-2023-03.
7. **Discussion and Action:** Update Title 11.08.010 Required Improvements, Ordinance-O-2023-03.
8. **Public Hearing:** Update Title 11.08.020 Waste Disposal Systems, Ordinance-O-2022-04.
9. **Discussion and Action:** Update Title 11.08.020 Waste Disposal Systems, Ordinance-O-2022-04.
10. **Public Hearing:** Update Title 11.08.080 Water, Ordinance-O-2023-05.
11. **Discussion and Action:** Update Title 11.08.080 Water, Ordinance-O-2023-05.
12. **Public Hearing:** Update Title 11.02.030 Definitions, Ordinance-O-2023-06.
13. **Discussion and Action:** Update Title 11.02.030 Definitions, Ordinance-O-2023-06.

14. **Public Hearing:** Update Title 11.02.080 Construction Drawings, Ordinance-O-2023-07.
15. **Discussion and Action:** Update Title 11.02.080 Construction Drawings, Ordinance-O-2023-07.
16. **Public Hearing:** Update Title 11.02.100 Final Plat Requirements, Ordinance-O-2023-08.
17. **Discussion and Action:** Update Title 11.02.100 Final Plat Requirements, Ordinance-O-2023-08.
18. **Public Hearing:** Update Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2023-09.
19. **Discussion and Action:** Update Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2023-09.
20. **Public Hearing:** Update Title 10.28.150 Utility Requirements, Ordinance-O-2023-10.
21. **Discussion and Action:** Update Title 10.28.150 Utility Requirements, Ordinance-O-2023-10.
22. **Public Hearing:** Update Title 10.28.190 Curbs, Gutters, Sidewalks, And Road Improvements, Ordinance-O-2023-11.
23. **Discussion and Action:** Update Title 10.28.190 Curbs, Gutters, Sidewalks, And Road Improvements, Ordinance-O-2023-11.
24. **Public Hearing:** Repeal and Replace Title 10.10.120 Planned Development Zone, Ordinance-O-2023-12.
25. **Discussion and Action:** Repeal and Replace Title 10.10.120 Planned Development Zone, Ordinance-O-2023-12.
26. **Public Hearing:** Update Title 10.07.090 Conditional Use Permit, Ordinance-O-2023-13.
27. **Discussion and Action:** Update Title 10.07.090 Conditional Use Permit, Ordinance-O-2023-13.
28. **Public Hearing:** Repeal Title 10.28.270 Guesthouses Or Casitas and Replace Title 10.28.270 Accessory Dwelling Unit (ADU), Ordinance-O-2023-14.
29. **Discussion and Action:** Repeal Title 10.28.270 Guesthouses Or Casitas and Replace Title 10.28.270 Accessory Dwelling Unit (ADU), Ordinance-O-2023-14.
30. **Discussion and Action:** Update Title 10.28.230 Accessory Buildings And Accessory Uses General Requirements, Ordinance-O-2023-01.

Town Council motioned that kick this back to Planning Commission, original proposal of 10.28.390 Accessory Buildings And Accessory Uses General Requirements. Planning Commission to re-work. Add conditional use permit with optional mitigation options so they do not look like shipping containers or hidden on property.

APPROVAL OF MINUTES

31. Minutes: December 7, 2022.

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda 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.

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
PLANNING DEPARTMENT
PRELIMINARY PLAT
REVIEW**

PARCEL ID: AV-1378-Q

PLANNING COMMISSION SCHEDULED MEETING DATE: **January 7TH, 2023**

TOWN COUNCIL SCHEDULED MEETING DATE: **January 14TH, 2023**

PROPERTY OWNER: LAND DEVELOPMENT SOLUTIONS LLC, PAT MELFI

AGENT: BRANT TUTTLE, NORTHERN ENGINEERING

ACRES: 59.73 ACRES

CURRENT ZONE: RESIDENTIAL ESTATE 1 ACRE

GENERAL PLAN ZONE: RESIDENTIAL MEDIUM 1-5 ACRES

COMMENTS: Application is for a preliminary plat for the Mountain Valley Estates Phase 2 subdivision. Phase two will consist of approximately 36 lots ranging from .92 acres up to 2.25 acres. The subdivision will be accessed by using Canaan Way off SR-59 and will have a secondary all weather emergency access on the OST property to the West. The subdivision borders the Canaan Mountain Estates phase one subdivision which has approximately 14 lots on the East as well as undeveloped OST to the West as well as the north. The south side of the property line is the Apple Valley Town limits, so it has Unincorporated County property to the south. The properties in the subdivision will be served by an advanced septic system. Each property will be required to install a septic system but there will also be a more advanced system that will break the wastewater down further so that the subdivision can meet the requirements for septic density.

This application went in front of the Joint Utility Committee on November 9th, 2022. Most of the discussion that took place at the meeting was in reference to particulars that would be resolved at the time of construction drawings. These dealt with the following ideas. Possible connection loop for water supply, required analysis for source capacity needed for the subdivision, dedication for the wastewater system, changing communication lines from copper to fiber optic. All these items seemed small and will be addressed during the construction drawings.

The final item that was discussed at the JUC was the roads. The applicant has submitted a cross section for a standard residential street with drainage swales on each side of the road. It was discussed that throughout the proposed subdivision they will need to change that cross section to include curb and gutter rather than a drainage swale. The other requirement would be that the applicant pave the entirety of Canaan Way all the way to SR-59, however the curb and gutter will not be required outside of the boundaries of their subdivision. This is something the applicants have said they could do, and it will be verified at the time of construction drawings.

Example of a motion to Approve this application:

I make the motion we recommend approval to the Town Council for the preliminary plat for AV-1378-Q based on the information stated in the staff report.

Example of a motion to approve this application with conditions:

I make the motion we recommend approval to the Town Council for the preliminary plat for AV-1378-Q with the following conditions: [list conditions]

Example of a motion to Deny this application

I make the motion we recommend denial to the Town Council for the preliminary plat for AV-1378-Q based on the information stated in the staff report.



Town of Apple Valley

1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: \$2,700 Item 2.

Preliminary Plat Application

Applications Must Be Submitted A Minimum of 14 Days in Advance of The Planning Commission Meeting

Owner: LAND DEVELOPMENT SOLUTIONS, LLC; PAT MELF		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) BEAUT TUTTLE, NORTHERN ENGINEERING		Phone: [REDACTED]	
Address/Location of Property: 2280 EAST CANAM WAY		Parcel ID: AV-1378-Q	
Subdivision Name: MOUNTAIN VALLEY ESTATES		Phase: 2	
For Planned Development Purposes: Acreage in Parcel 59.73 ac.		Acreage in Application 59.73 ac # of Lots 36	
Proposed Use SINGLE FAMILY SUBDIVISION WITH LOTS RANGING IN SIZE FROM 1.0 acre to 2.25 acres. DENSITY = 0.60 lots/acre			

Submittal Requirements: The preliminary plat application shall provide the following:

- ☐ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
- ☒ a. The proposed name of the subdivision
 - ☒ b. The location of the subdivision, including the address and section, township and range.
 - ☒ c. The names and addresses of the owner or subdivider, if other than named above.
 - ☒ d. Date of preparation, and north point.
 - ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.
- ☐ 2. Existing Conditions: The preliminary plat shall show:
- ☒ a. The location of the nearest monument.
 - ☒ b. The boundary of the proposed subdivision and the acreage included.
 - ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ☒ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

Official Use Only	Amount Paid: \$ 2,700.00	Receipt No: 422-78.
Date Received: 11/22/22	Date Application Deemed Complete:	
By: [Signature]	By:	

- H/A e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.
- ✓ g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ✓ h. Contours at vertical intervals not greater than five (5) feet.
- ✓ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ✓ j. Information on whether property is located in desert tortoise take area.

☐ 3.

Proposed Plan: The subdivision plans shall show:

- ✓ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ✓ b. The layout, numbers and typical dimensions of lots.
- ✓ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ✓ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ✓ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ✓ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ✓ g. Approximate radius of all center line curves on highways or streets.
- ✓ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ✓ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ✓ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ✓ k. A letter from Ash Creek Special Service District, and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.
- No l. Will this subdivision be phased? If yes, show possible phasing lines.
- ✓ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4.

Required copies of plans:

- ✓ a. Three copies of all full-scale drawings.

- ☒ b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

Item 2.

- ☐ 5. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to ensure that all proposed divisions of land conform to the Town's General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Serv

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other provider approved by the Town. Approval means changes are made and all required signatures are obtained.

Item 2.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.



801 802 8992 fax 801 802 8993 1040 East 800 North, Orem, UT 84097 www.neiutah.com

Northern
ENGINEERING

September 20, 2022

Town of Apple Valley
1777 No. Meadowlark Drive
Apple Valley, Utah 84737

RE: Mountain Valley Estates, Phase 2 Subdivision Preliminary Plat Summary

Dear Town,

The Mountain Valley Estates, Phase 2 Subdivision Preliminary Plat contains 36 lots on 59.73 acres for a density of 0.60 lots per acre. The subdivision consists of lot sizes ranging from 1.0 acre to 2.25 acres. Mountain Valley Estates, Phase 2 is the planned second phase for Canaan Mountain Estates, Phase 1 of which the new ownership group changed the name from Canaan Mountain Estates, Phase 2 to Mountain Valley Estates, Phase 2. Mountain Valley Estates, Phase 2 is located on Canaan Way and is adjacent to Canaan Mountain Estates, Phase 1. The main access will be from Canaan Way and SR-59 of which a second access will be to SR-59 through the developer's property from the east side of the subdivision. An additional access will also be provided to Desert Drive. The subdivision currently has existing water lines connected to Canaan Springs Water System that was constructed and installed with Phase 1. The Phase 2 subdivision will construct a Phase 3 Sewer Collection and Treatment System and will work closely with Ash Creek Special Service District during the design and construction of the sewer system. The Phase 2 Subdivision roadways will have a 50-foot wide right of way with a 28 foot wide paved roadway. Drainage swales will be constructed on each side of the roadway with culverts installed at all intersections. The entire site slopes from the northeast to the southwest of which the drainage swales will be graded to the southwest corner of the subdivision of which a storm water detention basin will be constructed on adjoining property owned by the developer. When the developer's adjoining property is master planned and developed a regional storm water detention basin will be designed to handle all of the developer's property and the storm water detention basin for Phase 2 Subdivision will be abandoned. The construction drawings will provide the details for the utility connections and street grades along with a storm water drainage report submitted with the construction drawings. Both Rocky Mountain Power and the telephone company have installed buried power and phone lines. Some additional work for a new water line, buried power and buried telephone lines will be required on the east side of Phase 2 where an additional roadway was added. All existing water lines, power lines and telephones will be tested and approved by the Town and utility companies prior to placing the utilities in service.

There are no wells, springs or seeps located on Phase 2 along with no ditches, canals or natural drainage channels. There are some natural drainage channels located on the adjoining developer's property of which the property is downstream from Phase 2. Percolation tests were performed previously on all of the 36 lots which had been approved by the state health



801 802 8992 fax 801 802 8993 1040 East 800 North, Orem, UT 84097 www.neiutah.com

Northern
ENGINEERING

department for septic tanks and drain fields. From those perc test holes there was no evidence of shallow ground water, expansive soils, collapsible soils, shallow bedrock or other potential geotechnical constraints as all of the perc tests passed the State's guidelines for septic tanks and drain fields. The property is not located in a desert tortoise area. The Phase 2 Subdivision will be developed in one phase.

If you have any questions or need any additional information, please contact me.

Thanks,

Brant D. Tuttle, P.E.

Northern Engineering, Inc.



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Parcel ID#

AV-1378

Item 2.

ACKNOWLEDGEMENT OF WATER SUPPLY

MOUNTAIN VALLEY ESTATES, PHASE 2 located on parcel(s)
AV-1378-Q within the Town of Apple Valley, Washington County, Utah.

By my/our signature(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, and/or any building permit, the applicant may be required by the Town of Apple Valley to provide a guarantee of water service through a "Will Serve" letter from the Big Plains Water and Sewer Special Service District ("District") which verifies that there is a sufficient water supply and guarantee of water for the application or proof that another guaranteed source of water is available to the applicant; and
3. For any application which may be approved without the "Will Serve" letter from the District, the applicant assumes the entire risk of water availability for the project and/or application.

Signature(s):

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

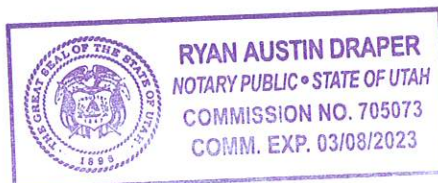
State of Utah)
County of Weber)

On this 11 day of October, in the year 2022, before me, Ryan Draper a notary public, personally appeared Pasquale Melfi, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(seal)

(notary signature)



**AFFIDAVIT
PROPERTY OWNER**

Item 2.

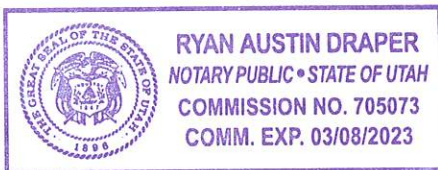
STATE OF UTAH)
)
COUNTY OF WASHINGTON)

I (We) LAND DEVELOPMENT SOLUTIONS, LLC, PASQUALE MELFI, MANAGER being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained, and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Land Development Solutions LLC
Property Owner

Pasquale Melfi
Property Owner

Subscribed and sworn to me this 11th day of October, 2022.



[Signature]
Notary Public

Residing in: Weber County, UT

My Commission Expires: 03/08/2023

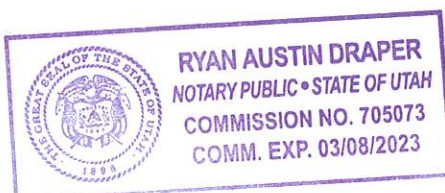
AGENT AUTHORIZATION

I (We), LAND DEVELOPMENT SOLUTIONS, LLC, PASQUALE MELFI, MANAGER the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) BRANT TORICE, NORTHERN ENGINEERING to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Land Development Solutions LLC
Property Owner

Pasquale Melfi
Property Owner

Subscribed and sworn to me this 11th day of October, 2022.



[Signature]
Notary Public

Residing in: Weber County, UT

My Commission Expires: 03/08/2023



1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1194 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

Item 2.

11/21/2022

Preliminary Water Service Letter
For
Mountain Valley Estates
(36 lots)
Pat Melfi and Brant Tuttle (Engineer)
AV-1378-Q

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. Currently connected into Canaan Mountain Estates Phase I water system.
 - a. Water system unused since installation and will need approvals and testing to be placed into service.
 - b. We will need engineering calculations to ensure proper culinary requirements, fire flows and pressures throughout the development's looped system.
2. If current infrastructure is unable to meet flow requirements; and upon discussion and approval of the District you may be required to bring source, build a tank and infrastructure designed to meet culinary, irrigation, and fire suppression needs as requisite by the District.
3. Municipal/Culinary water rights will be required to be deeded to the District at 1 ac' per home.
4. Standard impact and connection fees will apply.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system and easements will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a Preliminary Plat Application, and it is NOT a Will Serve Letter.

This letter will Expire in 6 months from the date on this letter which is May 21st, 2023.

Andy McGinnis
Chairman
Big Plains SSD



Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

September 23, 2022

Brant Tuttle



Re: Mountain Valley Estates Phase 2

Located: Canaan Way, Apple Valley, UT

Dear Brant Tuttle:

After reviewing the proposed plans for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



Ash Creek Special Service District

Item 2.

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

October 17, 2022

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

RE: Mountain Valley Estates Phase II

Kyle,

Ash Creek Special Service District is issuing a Will Serve for Mountain Valley Estates Phase II subject to the following:

- The completion of Apple Valley's annexation commitments to Ash Creek.
- The completion of concept plans for the proposed development.

In addition, the owner will need to execute a Body Politic Agreement with Ash Creek.

The developers understand and agree that they will need to get plan approval for the sewer and treatment systems. After approval, they agree to pay all costs associated with construction and impact fees.

Will Serve approvals are given on a phase-by-phase basis. Approval of one phase does not guarantee approval of subsequent phases.

Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

PRELIMINARY PLAT
MOUNTAIN VALLEY ESTATES
PHASE TWO SUBDIVISION

APPLE VALLEY, UTAH

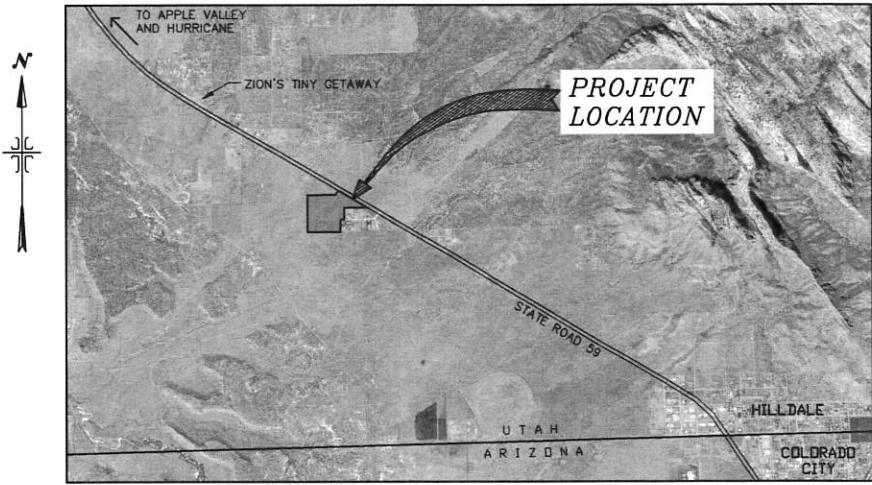
SEPTEMBER 2022

GENERAL NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLE VALLEY "STANDARDS AND SPECIFICATIONS" AND ANY OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, THE UNIFORM BUILDING CODE, AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
- 2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- 3. THE CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES IN WHICH WATER OR SEWER LINES HAVE BEEN INSTALLED OR UNCOVERED UNTIL THE WATER OR SEWER LINES HAVE BEEN INSPECTED BY THE CITY OF APPLE VALLEY. THE CITY SHALL BE NOTIFIED 48-HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF WATER AND SEWER LINES.
- 4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY ALTERATION SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- 5. THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE LOCATE ALL OVERHEAD INTERFERENCES WHICH MT AFFECT THEIR OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE FACILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- 6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.THE CONTRACTOR SHALL SECURE ALL INSPECTIONS REQUIRED FOR CONSTRUCTION.
- 7. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTIONS AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- 8. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS BY A REGISTERED LAND SURVEYOR.

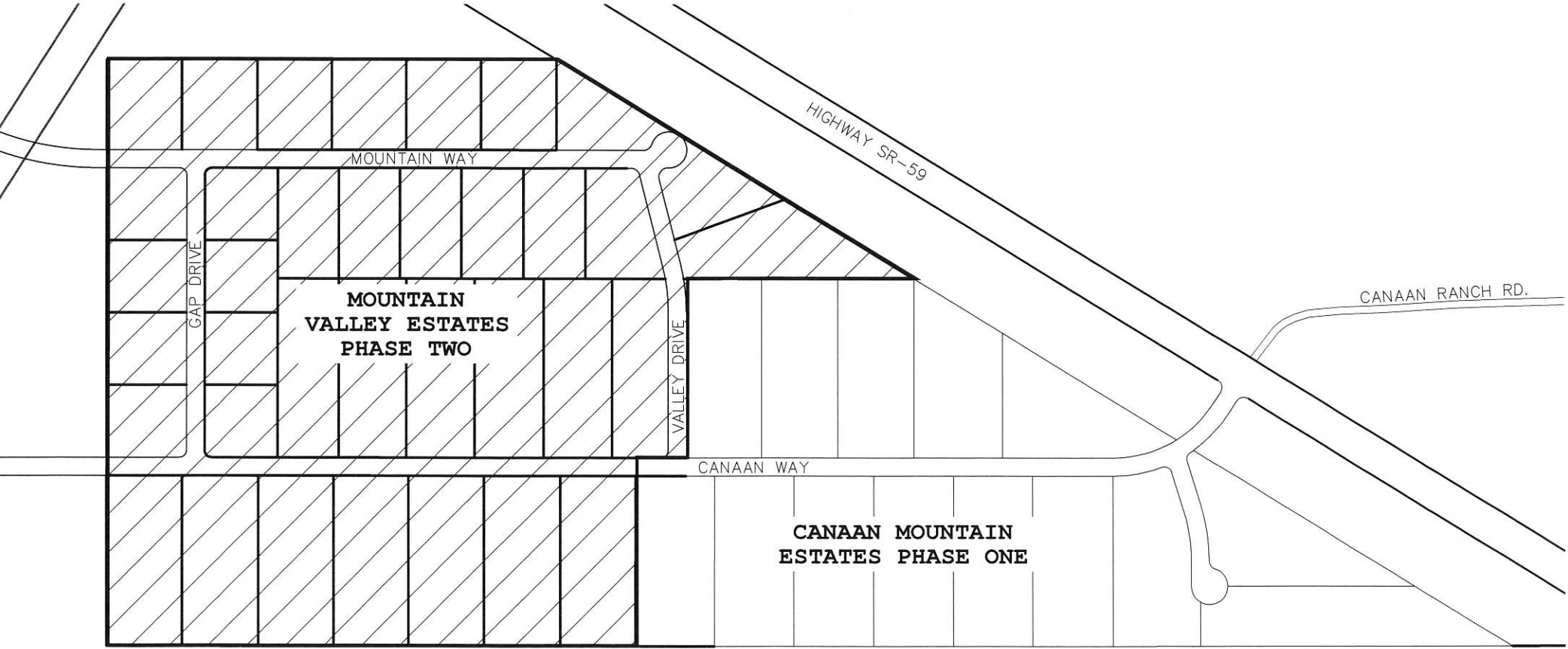
-INDEX OF SHEETS-

SHEET	DESCRIPTION
1-1	COVER SHEET AND NOTES
1-2	MASTER PLAN
1-3	PRELIMINARY PLAT
2-3	PRELIMINARY UTILITY PLAN
3-3	PRELIMINARY GRADING PLAN
DT-01	DETAIL SHEETS



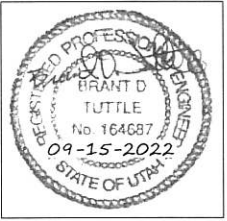
VICINITY MAP

-NTS-



PROJECT OVERVIEW

-NTS-



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

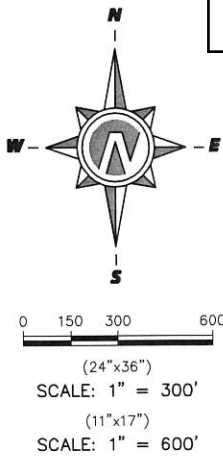
JOB NO.
3-16-052

SHEET NO.

16

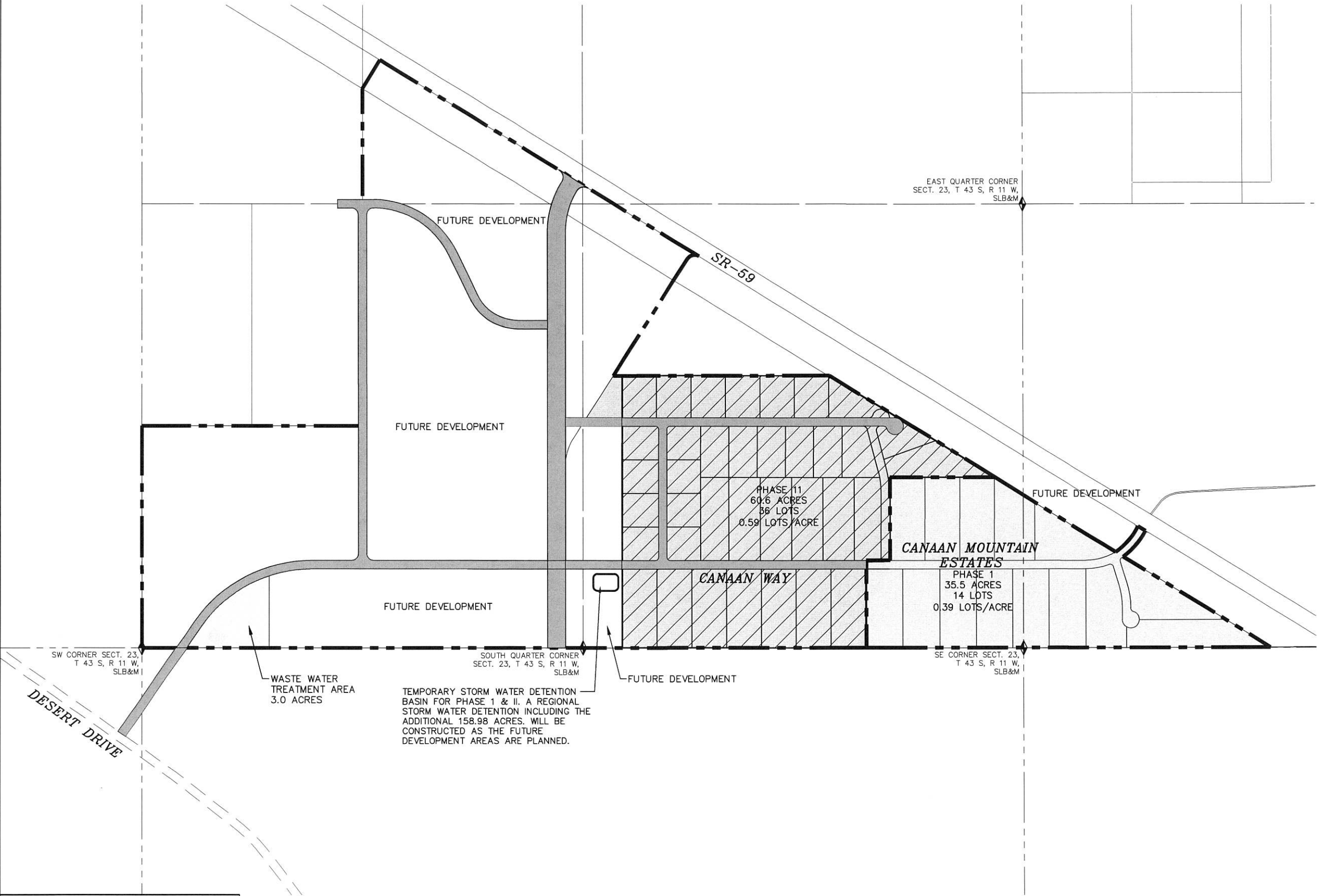
MOUNTAIN VALLEY ESTATES MASTER PLAN

PROJECT LOCATED IN WASHINGTON COUNTY, UTAH
SECTION 23 T 43 S R 11 W SLB&M



SUMMARY

- CANNON ESTATES PHASE 1 = (EXISTING)	
14 LOTS ON 35.5 ACRES = 0.39 LOT/ACRES	
- MOUNTAIN VALLEY ESTATES PHASE 11	
36 LOTS ON 60.6 ACRES = 0.59 LOTS/ACRES	
PARCEL AV - 1378-Q =	
- FUTURE DEVELOPMENT PARCELS	
AV-1378-B =	86.97 AC.
AV-1378-C =	52.51 AC.
AV-1378-D =	19.50 AC.
TOTAL FUTURE DEVELOPMENT =	158.98 AC



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN CONSULTANTS, INC.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
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NO.	REVISIONS	BY	DATE
K:\3-21-077-00 MOUNTAIN VALLEY 36 LOT\CAD\Concept\MOUNTAIN VALLEY2 MASTER PLAN.dwg 9/14/2022 4:21 PM			



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ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

MOUNTAIN VALLEY ESTATES
PHASE II

MASTER PLAN

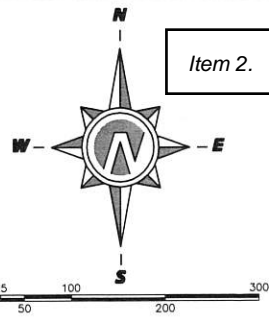
APPLE VALLEY, UTAH

JOB NO.

3-21-077

SHEET NO.

1 17



Item 2.

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, S.L.B.&M., APPLE VALLEY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE S.89°59'11"E. A DISTANCE OF 233.11 FEET ALONG THE SECTION LINE TO THE REAL POINT OF BEGINNING.

THENCE N.00°00'49"E. A DISTANCE OF 1620.00 FEET; THENCE S.89°59'11"E. A DISTANCE OF 1240.65 FEET; THENCE S.58°32'58"E. A DISTANCE OF 1160.81 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF CANAAN MOUNTAIN ESTATES SUBDIVISION RECORDED IN THE OFFICIAL RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE AS ENTRY NO. 516577 THE FOLLOWING FOUR(4) BOUNDARY COURSES; THENCE N.89°59'11"W. A DISTANCE OF 630.00 FEET; THENCE S.00°00'49"W. A DISTANCE OF 494.57 FEET; THENCE N.89°59'11"W. A DISTANCE OF 141.07 FEET; THENCE S.00°00'49"W. A DISTANCE OF 520.00 FEET TO A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 23; THENCE N.89°59'11"W. A DISTANCE OF 1460.00 FEET ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 2,601,984 SQ.FT. OR 59.73 ACRES.



LEGEND

- SECTION CORNER
- CLASS I MONUMENT
- PROPERTY CORNERS
- ROAD CENTER LINE MARKER
- PROPERTY BOUNDARY
- EASEMENT LOT LINE
- SECTION LINE
- EXISTING DITCH FLOWLINE

ENGINEER
NORTHERN ENGINEERING
1040 E. 800 N.
OREM, UTAH 84097
BRANT TUTTLE (801-802-8992)
EMAIL: btuttle@nelutah.com

DEVELOPER:
LAND DEVELOPMENT SOLUTIONS, LLC
PAT. MELFI (801-792-6970)
EMAIL: pat.melfi@gmail.com

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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NO.	DATE:
REVISIONS	BY DATE
1	REV. COGO FILE

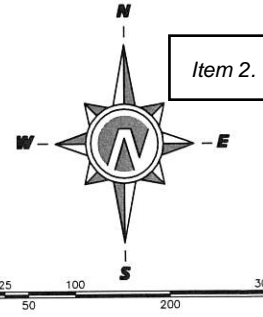
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CONSTRUCTION MANAGEMENT

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OREM, UTAH 84097
(801) 802-8992

**MOUNTAIN VALLEY ESTATES
PHASE II**

PRELIMINARY PLAT OVERALL
APPLE VALLEY, UTAH

JOB NO.
3-21-077
SHEET NO.
1 18



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



UTILITY CONSTRUCTION NOTES

- 1 NEW 8" PVC C-900 WATER MAIN
- 2 NEW 3/4" WATER SERVICE AND 1" IRRIGATION SERVICE WITH METER AND YOKE
- 3 NEW FIRE HYDRANT WITH 6" VALVE
- 4 NEW 8" GATE VALVE
- 5 NEW 8" TEE
- 6 NEW 8" PLUG
- 7 EXISTING 8" PVC C-900 WATERMAIN
- 8 EXISTING 3/4" WATER SERVICE WITH WATER AND YOKE.
- 9 EXISTING FIRE HYDRANT
- 10 EXISTING 8" GATE VALVE
- 11 EXISTING 8" ICE
- 12 EXISTING 8" PLUG
- 13 NEW 2" PRESSURE SEWER MAIN
- 14 NEW 2" PRESSURE SEWER LATERAL
- 15 EXISTING 3/4" WATER SERVICE TO BE ABANDONED
- 16 NEW 15" ADS STORM WATER
- 17 EXISTING POWER BOX
- 18 EXISTING UNDERGROUND POWER
- 19 EXISTING TELEPHONE PEDESTAL
- 20 UNDERGROUND TELEPHONE
- 21 NEW UNDERGROUND POWER

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NO. REVISIONS BY DATE				

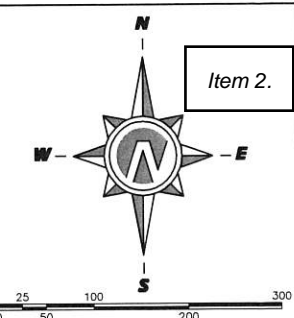


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1040 E. 800 N.
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(801) 802-8992

MOUNTAIN VALLEY ESTATES
PHASE II

PRELIMINARY UTILITY PLAN		JOB NO. 3-21-077
APPLE VALLEY, UTAH		SHEET NO. 19



Item 2.

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



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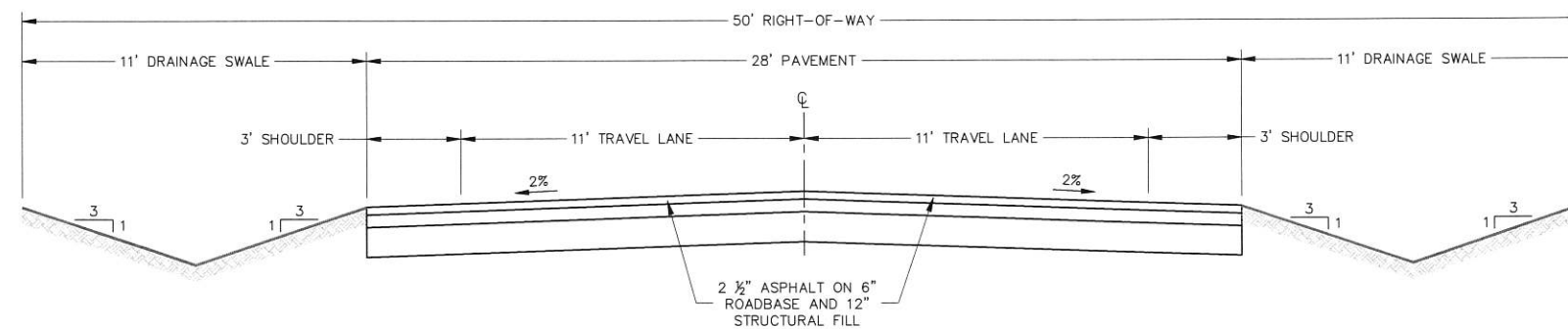
Northern
ENGINEERING INC
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CONSTRUCTION MANAGEMENT

1040 E. 800 N.
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(801) 802-8992

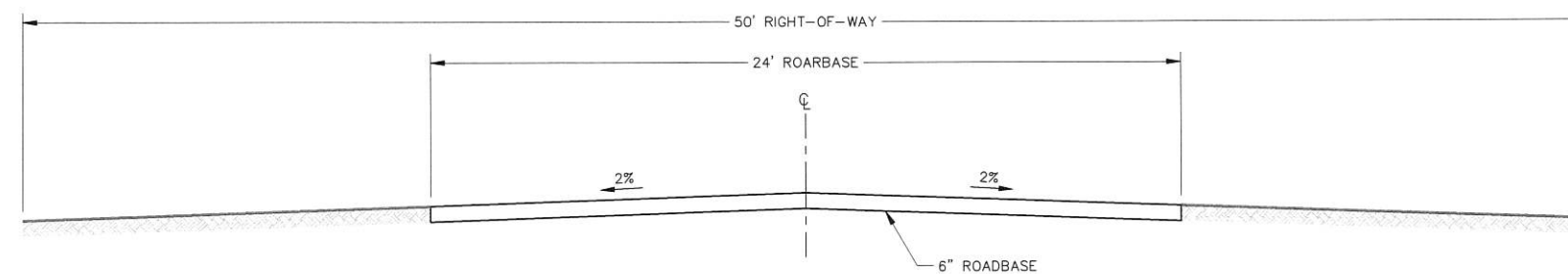
MOUNTAIN VALLEY ESTATES
PHASE II

PRELIMINARY GRADING PLAN
APPLE VALLEY, UTAH

JOB NO.
3-21-077
SHEET NO.
20



STANDARD RESIDENTIAL STREET CROSS-SECTION
-NTS-



CANAAN WAY SECOND ACCESS CROSS-SECTION
-NTS-

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**MOUNTAIN VALLEY ESTATES
PHASE 2**

DETAILS
APPLE VALLEY, UTAH

JOB NO.
3-21-077

SHEET NO.
D 21 1



Mayor: Frank Lindhardt Council Members: Kevin Sair - Andy McGinnis - Robin Whitmore – Barratt Nielson

1777 North Meadowlark Drive, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Planning Commission 2023 Annual Meeting Schedule

Planning Commission 2023 Annual Meeting Schedule

Notice Date & Time: 1/1/2023-12/31/2023 11:59 PM

Description/Agenda:

2023 ANNUAL MEETING SCHEDULE OF THE TOWN OF APPLE VALLEY

Public Notice is hereby given that the 2023 Annual Meeting Schedule of the Planning Commission of Apple Valley has been scheduled and shall be as follows:

Regular Meetings of the Planning Commission of Apple Valley will be held during the year 2023 at 6:00 p.m. on the first Wednesday of each month, unless otherwise specified, at the Town Office Building, 1777 N Meadowlark Drive, Apple Valley, UT 84737.

Wednesday, January 4, 2023
Wednesday, February 1, 2023
Wednesday, March 1, 2023
Wednesday, April 5, 2023
Wednesday, May 3, 2023
Wednesday, June 7, 2023
Wednesday, July 5, 2023
Wednesday, August 2, 2023
Wednesday, September 6, 2023
Wednesday, October 4, 2023
Wednesday, November 1, 2023
Wednesday, December 6, 2023

Other meetings scheduled, in addition to those specified herein, shall be held or canceled as circumstances require. An agenda of each meeting will be posted at:

Town Office Building, 1777 N Meadowlark Drive, Apple Valley, UT 84737

Town of Apple Valley Website: <https://www.applevalleyut.gov/>

State of Utah Public Notice Website: <https://www.utah.gov/pmn/index.html>

Notice of Special Accommodations:

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.

Notice of Electronic or telephone participation: In accordance with state statute, one or more council members may be connected via speakerphone.

Other information:

Location: 1777 N Meadowlark Dr., Apple Valley, 84737

Contact information:

Jenna Vizcardo, clerk@applevalleyut.gov, (435)877-1190

**APPLE VALLEY
ORDINANCE O-2023-02**

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

SECTION 1: AMENDMENT “10.10.110 Cabins Or Tiny Home Parks Zone” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.10.110 Cabins Or Tiny Home Parks Zone

- A. Purpose: The purpose of this zone is to provide for the development of Cabin or Tiny Home Parks (CTP). Cabin or Tiny Home Parks are not intended for the isolated lot, but shall be for use in areas where larger tracts of land are available for development, and can be developed to a high standard of quality with landscaping, recreation facilities, etc.

Cabins or Tiny Homes Parks, are designed and intended from the beginning to serve the transient or traveling public with small cabins or Tiny Homes, placed or built on a permanent foundation with the structure containing sleeping, bathing and kitchen facilities. The Minimum zone size shall be fifteen (15) Acres.

The primary location for a Cabin or Tiny Home Park is close to Highway 59 or other major roadway or may be located more remotely if utilities and proper road access is available or will be available. It shall not be located immediately next to a residential zone.

- B. Permitted Uses: Uses permitted in this zone are as follows:
1. Accessory buildings and uses
 2. Household pets
 3. Cabins or Tiny Homes as defined in AVL 10.04 or subsection E below
 4. Park, playground, swimming pool and tennis courts or alike
 5. Other uses similar to the above and approved by the Planning Commission to be in harmony with the intent and character of this zone.
 6. Clubhouse, sales or registration office, or on-site managers dwelling.
- C. Height Regulations: No cabins/tiny home shall be erected to a height greater than eighteen (18').

No accessory building shall be erected to a height greater than fifteen (15') feet.

No club house/office may be erected to a height greater than twenty five (25') feet.

- D. Cabins or Tiny Home Park Development Standards: Definitions:

A Cabin is a small stick built or small manufactured home, built or placed on a permanent foundation and is less than 600 Sq Feet of living space.

A Tiny Home is a stick built or small manufactured home, built or placed on a permanent foundation, and is less than 400 Sq. Feet of living space.

Any Cabin or Tiny Home that has wheels or skids and not placed on a permanent foundation shall be considered a Recreational Vehicle and may not be placed or used in this zone. But it shall be placed in a Recreational Vehicle Park zone.

1. Minimum Size: Each Cabin or Tiny Home Park shall have a minimum size of fifteen (15) acres.
2. Roads:
 - a. Width: Each Cabin or Tiny Home Park shall have roads of at least twenty-four feet (24') in width and single one way driveway may be fourteen feet (14') in width.

Construction Specifications: All Units shall be served by paved roads constructed to Town standards and approved by the Town.

3. Park Access: Access to all Cabin or Tiny Home Parks shall be from a dedicated and approved public street at an approved point or points. No units shall have direct access from a public street nor may traffic enter or exit through a residential neighborhood.
4. Off Street Parking: Hard surface (Concrete or paved) parking spaces shall be provided for the minimum parking of two (2) vehicles for each unit.
5. Recreation Space: Recreation space shall be provided for each Cabin or Tiny Home Park having ten (10) or more units and shall be maintained for such use. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each such park and an additional one hundred (100) square feet shall be provided for each unit above ten (10) units. This is in addition to the outdoor living space mentioned in AVLU 10C-6-G. This recreation space is not the open space behind or between units or streets. It is a separate facility common to all units in the development, such as a clubhouse.
6. Density: The maximum density for a Cabin or Tiny Home Park shall not exceed ten (10) units per gross acre.
- 7.
8. Distance of Units: No unit shall be closer than twenty feet (20'). No unit in a Cabin or Tiny Home Park shall be located closer than the distance required herein.
9. Minimum Yard Clearances for each unit:
 - a. Front or side yard on a public street, fifty feet (50').
 - b. Side yard bordering adjacent property, fifty feet (50').

c. Rear yard bordering adjacent property, fifty feet (50').

E. Other Requirements:

1. Perimeter Fence: A Cabin or Tiny Home park shall provide a minimum fifty-foot (50') setback/landscaped buffer along any property boundary including a public right-of-way. Decorative fencing is preferred, such as split rail or ranch style wood fencing, though six foot high privacy fencing or block wall may be more appropriate and required in some applications. The project's topography may always be considered in perimeter fencing requirements. For example, a property with a cliff at it's rear or sides may not require any fencing for that area. A property with a wash along it's rear or side property line may require a solid fence installed to provide greater safety to guests. A lower profile fence may also be used to provide better views as long as this does not pose a safety hazard to guests. All structures of fencing proposed within washes or the 100-year flood plain are discouraged and must be designed to meet current and applicable town and state standards.
 2. Building Code; Permit: Installation of infrastructure and any Cabin or Tiny Home Park structures shall be done in conformance with the requirements of the current edition of the building code and with approval of the building department, and the issuance of a building permit.
 3. Utilities Required: Each unit shall be connected to water, sewer and electricity. All utility connections shall be located underground. Water and sewer plans shall be approved by the Big Plains Water and Sewer Special Service District and the Town's Public Works Department.
 4. Street Construction: All streets in a Cabin and Tiny Home Park shall be paved according to the construction standards of the Town chipthe constructionandstandardsseal. oftheTown.
 5. All lighting shall comply with AVL 10.26 Outdoor Lighting Ordinance.
 6. Landscape Plan: A detailed landscape plan shall be submitted for each Cabin or Tiny Home Park, and shall be approved by the Planning Commission.
 7. Outdoor Living Space: Each Cabin or Tiny Home Park unit shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to each unit. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
 8. No tents of any kind may be used in this zone.
 9. All Cabin or Tiny Home Parks shall require a full time (24/7) on-site manager, who shall be responsible for ensuring compliance with the rules and regulations of the Town and safety of the property.
- F. Subdivision Requirements: If the Cabin or Tiny Home Park is not intended to be in a single ownership, rather is intended to be sold as individual lots, the subdivision shall then be subject to all applicable requirements of the Town's subdivision ordinance.

AFTER AMENDMENT

10.10.110 Cabins Or Tiny Home Parks Zone

- A. Purpose: The purpose of this zone is to provide for the development of Cabin or Tiny Home Parks (CTP). Cabin or Tiny Home Parks are not intended for the isolated lot, but shall be for use in areas where larger tracts of land are available for development, and can be developed to a high standard of quality with landscaping, recreation facilities, etc.

Cabins or Tiny Homes Parks, are designed and intended from the beginning to serve the transient or traveling public with small cabins or Tiny Homes, placed or built on a permanent foundation with the structure containing sleeping, bathing and kitchen facilities. The Minimum zone size shall be ~~five~~ fifteen (+5) Acres.

The primary location for a Cabin or Tiny Home Park is close to Highway 59 or other major roadway or may be located more remotely if utilities and proper road access is available or will be available. It shall not be located immediately next to a residential zone.

- B. Permitted Uses: Uses permitted in this zone are as follows:
1. Accessory buildings and uses
 2. Household pets
 3. Cabins or Tiny Homes as defined in AVL 10.04 or subsection E below
 4. Park, playground, swimming pool and tennis courts or alike
 5. Other uses similar to the above and approved by the Planning Commission to be in harmony with the intent and character of this zone.
 6. Clubhouse, sales or registration office, or on-site managers dwelling.

C. Conditional Uses:

1. Restaurant
2. Coffee Shop
3. Rental Shop
4. Tour Guide Business
5. Higher Density of Cabins
6. Size of Cabins
7. Other businesses in support of this zone

- D. Height Regulations: No cabins/tiny home shall be erected to a height greater than eighteen (18') feet.

No accessory building shall be erected to a height greater than ~~twenty-five~~ fifteen (+25') feet.

No club house/office or other approved buildings, may be erected to a height greater than twenty five (25') feet.

- E. Cabins or Tiny Home Park Development Standards: Definitions:

A Cabin is a small stick built or small manufactured home, built or placed on a permanent foundation and is less than 600 Sq Feet of living space.

A Tiny Home is a stick built or small manufactured home, built or placed on a permanent foundation, and is less than ~~4~~600 Sq. Feet of living space.

Any Cabin or Tiny Home that has wheels or skids and not placed on a permanent foundation shall be considered a Recreational Vehicle and may not be placed or used in this zone. But it shall be placed in a Recreational Vehicle Park zone.

1. Minimum Size: Each Cabin or Tiny Home Park shall have a minimum size of ~~five~~ fifteen (~~15~~) acres:

2. Roads:

- a. Width: Each Cabin or Tiny Home Park shall have roads of at least twenty-four feet (24') in width and single one way driveway may be fourteen feet (14') in width.
- b. Construction Specifications: All Units shall be served by ~~paved~~ roads constructed to meet the fire code ~~Town standards~~ and approved by the Town.

3. Park Access: Access to all Cabin or Tiny Home Parks shall be from a dedicated and approved public street at an approved point or points. No units shall have direct access from a public street nor may traffic enter or exit through a residential neighborhood.

4. Off Street Parking: ~~Hard surface (Concrete or paved)~~ Parking spaces that meet fire code standards for roads shall be provided for the minimum parking of two (2) vehicles for each unit.

5. Recreation Space: Recreation space shall be provided for each Cabin or Tiny Home Park having ten (10) or more units and shall be maintained for such use. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each such park and an additional one hundred (100) square feet shall be provided for each unit above ten (10) units. This is in addition to the outdoor living space mentioned in AVLU 10C-6-G. This recreation space is not the open space behind or between units or streets. It is a separate facility common to all units in the development, such as a clubhouse.

6. Density: The maximum density for a Cabin or Tiny Home Park shall not exceed six ~~ten~~ (~~10~~6) units per gross acre.

7.

8. Distance of Units: No unit shall be closer than twenty feet (20'). No unit in a Cabin or Tiny Home Park shall be located closer than the distance required herein.

9. Minimum Yard Clearances for each unit:

- a. Front or side yard on a public street, fifty feet (50').
- b. Side yard bordering adjacent property, fifty feet (50').
- c. Rear yard bordering adjacent property, fifty feet (50').

F. Other Requirements:

1. Perimeter Fence: A Cabin or Tiny Home park shall provide a minimum fifty-foot (50') setback/landscaped buffer along any property boundary including a public right-of-way. Decorative fencing is preferred, such as split rail or ranch

style wood fencing, though six foot high privacy fencing or block wall may be more appropriate and required in some applications. The project's topography may always be considered in perimeter fencing requirements. For example, a property with a cliff at it's rear or sides may not require any fencing for that area. A property with a wash along it's rear or side property line may require a solid fence installed to provide greater safety to guests. A lower profile fence may also be used to provide better views as long as this does not pose a safety hazard to guests. All structures of fencing proposed within washes or the 100-year flood plain are discouraged and must be designed to meet current and applicable town and state standards.

2. Building Code; Permit: Installation of infrastructure and any Cabin or Tiny Home Park structures shall be done in conformance with the requirements of the current edition of the building code and with approval of the building department, and the issuance of a building permit.
 3. Utilities Required: Each unit shall be connected to water, sewer and electricity. All utility connections shall be located underground. Water ~~and sewer~~ plans shall be approved by the Big Plains Water ~~and Sewer~~ Special Service District and the Town's Public Works Department. and sewer plans shall be approved by Ash Creek Special Service District.
 4. Street Construction: All streets in a Cabin and Tiny Home Park shall meet road standards in the fire code ~~be paved according to the construction standards of the Town chip the construction and standards seal of the Town.~~
 5. All lighting shall comply with AVL 10.26 Outdoor Lighting Ordinance.
 6. Landscape Plan: A detailed landscape plan shall be submitted for each Cabin or Tiny Home Park, and shall be approved by the Planning Commission.
 7. Outdoor Living Space: Each Cabin or Tiny Home Park unit shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to each unit. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
 8. No tents of any kind may be used in this zone.
 9. All Cabin or Tiny Home Parks shall require a full time (24/7) on-site manager, who shall be responsible for ensuring compliance with the rules and regulations of the Town and safety of the property.
- G. Subdivision Requirements: If the Cabin or Tiny Home Park is not intended to be in a single ownership, rather is intended to be sold as individual lots, the subdivision shall then be subject to all applicable requirements of the Town's subdivision ordinance.

H. Site Plan: A site plan shall be required

1. The site plan shows the development plan for an individual building site within a specific phase. If there is to be only one phase to the project and all buildings are to be located on one legal lot, a single site plan for the entire project will be permitted.
2. Site plans must meet all of the requirements for site plan review submittal, including all the Town Standards. Site plans shall be submitted for individual

lots within a phase. More than one building may be contained on an individual lot. Site plans shall be submitted to the planning commission and shall meet all of the criteria for site plans as required. Site plan submittals must also contain the following items:

- a. Provide a landscaping plan;
- b. Provide a plan showing how the lot relates to the approved Phase Plan including previously developed sites in the project, the location, required open space, ingress and egress to the lot from the rest of the phase and other adjacent land;
- c. Location of building(s); and
- d. Typical elevations.

SECTION 2: AMENDMENT “10.12.120 Legal Nonconforming Lots” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.12.120 Legal Nonconforming Lots

Lots that were in existence and shown on the records of the county recorder as separate parcels prior to July 1, 2005, are classified as legal nonconforming lots and permits may be issued for residential construction subject to the following conditions:

- A. Residential development must be an approved or a conditional use in the zone.
- B. The lot shall have the lot area required by the zone in which it is located.
- C. The lot shall have access to a public street, a private street or shall have access across a recorded access easement.
- D. A septic tank permit shall have been issued by the southwest public health department.
- E. A water supply shall be available and approved for culinary use by the department of environmental quality, or the southwest public health department, depending upon the number of parcels being served by the proposed source.
- F. All requirements of AVL 10.32 and all applicable provisions shall be met.

AFTER AMENDMENT

10.12.120 Legal Nonconforming Lots

Lots that were in existence and shown on the records of the county recorder as separate parcels prior to July 1, 2005, are classified as legal nonconforming lots and permits may be issued for residential construction subject to the following conditions:

- A. Residential development must be an approved or a conditional use in the zone.
- B. The lot shall have the lot area required by the zone in which it is located.

- C. The lot shall have access to a public street, a private street or shall have access across a recorded access easement.
- D. ~~A septic tank permit shall have been issued by the southwest public health department.~~
Approval from Ash Creek Special Service District shall be obtained for sewer services.
- E. A water supply shall be available and approved for culinary use by the Big Plains Water Special Service District ~~department of environmental quality, or the southwest public health department, depending upon the number of parcels being served by the proposed source.~~
- F. All requirements of AVL 10.32 and all applicable provisions shall be met.

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

 Jenna Vizcardo, Town Clerk, Apple Valley

 Frank Lindhardt, Mayor, Apple Valley

**APPLE VALLEY
ORDINANCE O-2023-03**

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

SECTION 1: **AMENDMENT** “11.08.010 Required Improvements” of the Apple Valley Subdivisions is hereby *amended* as follows:

BEFORE AMENDMENT

11.08.010 Required Improvements

Conditions of this Code and the Town of Apple Valley Standards and Specifications, no final plat of a subdivision of land shall be recorded without having been signed by the Mayor certifying that all conditions of this Code have been met and that the bonds as required by this Code have been posted with the town.

All improvements required to be installed in the Town of Apple Valley along with the specifications for such improvements shall all be installed in accordance to the current Apple Valley Town and Big Plains Water and Sewer Special District Design Standards. The following are some of the required improvements, but refer to the Design Standards for a complete list of requirements;

AFTER AMENDMENT

11.08.010 Required Improvements

Conditions of this Code and the Town of Apple Valley Standards and Specifications, no final plat of a subdivision of land shall be recorded without having been signed by the Mayor certifying that all conditions of this Code have been met and that the bonds as required by this Code have been posted with the town.

All improvements required to be installed in the Town of Apple Valley along with the specifications for such improvements shall all be installed in accordance to the current Apple Valley Town and Big Plains Water ~~and Sewer~~ Special District Design Standards. The following are some of the required improvements, but refer to the Design Standards for a complete list of requirements;

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor,, Apple Valley

**APPLE VALLEY
ORDINANCE O-2023-04**

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

SECTION 1: **AMENDMENT** “11.08.020 Waste Disposal Systems” of the Apple Valley Subdivisions is hereby *amended* as follows:

BEFORE AMENDMENT

11.08.020 Waste Disposal Systems

- A. Sanitary sewers, septic tanks, or any other means of waste disposal proposed shall be approved in writing by the Big Plains Water and Sewer Special Service District (BPWSSSD), and possibly the State Department of Environmental Quality, or (DEQ) as designated by the Utah Department of Environmental quality or Southwest Utah public Health Department. If a central collection system is used, it shall be constructed with sufficient capacity to serve all lots in the subdivision and shall be fully constructed at the same time and by the same methods as is required for all other improvements in the subdivision.
- B. The final plans for the sewer system shall be prepared by a licensed engineer and approved by the town engineer. Construction shall not be commenced until all plans have been approved, inspection fees paid, and an inspector has been assigned to the project.
- C. The developer shall identify all potential alternatives to providing for the development of a centralized sewer system, or other similar method of wastewater disposal in the proposed subdivision. In specific drainages areas, the Town Council may require that developers join together to consider alternate methods. Any such proposal shall be reviewed and subject to approval by the state department of environmental quality and Big Plains Water and Sewer Special Service District (BPWSSSD), after being reviewed by the town engineer. Upon concept approval, a licensed engineer shall prepare plans for the system as required in this Code.
 - 1. A method of financing inspection and maintenance shall be established and implemented by the BPWSSSD for maintenance for the system after construction by the developer is complete.
 - 2. A Developer may be required to install a dry sewer for future connection to an out fall line.
 - 3. The town may establish impact fees to assist in raising sufficient money to install a sewer system to take care of the needs of the town as it grows and develops.
- D. If conventional on site wastewater (Septic) systems are determined by the BPWSSSD to be the most feasible in certain circumstances, such systems may be approved subject

to the approval of the Southwest Utah public health department and the engineer, subject to the following conditions.

1. On systems service more than one home, the type of onsite system approved shall provide for a method of monitoring the septic tank on a regular basis. Such monitoring shall be the purpose of determining the necessary pumping intervals for the septic tank.
 2. A method of financing the inspections and maintenance of the septic tanks shall be established by the developer and approved by BPWSSSD, which will be implemented by the BPWSSSD upon the construction of the individual onsite waste water system in the subdivision.
 3. A dry sewer system may be required as outlined in section B above.
- E. The type of alternative system shall have prior approval of the state division of water quality for use in the state of Utah. Systems plans must be submitted to and receive written approval by the state division of water quality. Alternative systems are subject to BPWSSSD's wastewater management plan and must comply with such requirements as deemed appropriate by the BPWSSSD.
- F. A monitoring fee will be charged for monitoring all waste disposal systems that serves more than one home in the town.
- G. A letter from the Sewer District confirming availability of sewer services, or that a preliminary plan has been discussed and found feasible to implement, for the property being proposed for a zone change or preliminary plat, shall be provided to the Town of Apple Valley with the application for a zone change or preliminary plat.

AFTER AMENDMENT

11.08.020 Waste Disposal Systems

- A. Sanitary sewers, septic tanks, or any other means of waste disposal proposed shall be approved in writing by the ~~Big Plains Water and Sewer~~ Ash Creek Special Service District (~~BPWSSSD~~), and possibly the State Department of Environmental Quality, or (DEQ) as designated by the Utah Department of Environmental quality or Southwest Utah public Health Department. If a central collection system is used, it shall be constructed with sufficient capacity to serve all lots in the subdivision and shall be fully constructed at the same time and by the same methods as is required for all other improvements in the subdivision.
- B. The final plans for the sewer system shall be prepared by a licensed engineer and approved by the town engineer. Construction shall not be commenced until all plans have been approved, inspection fees paid, and an inspector has been assigned to the project.
- C. The developer shall identify all potential alternatives to providing for the development of a centralized sewer system, or other similar method of wastewater disposal in the proposed subdivision. In specific drainages areas, the Town Council may require that developers join together to consider alternate methods. Any such proposal shall be reviewed and subject to approval by the state department of environmental quality and ~~Big Plains Water and Sewer~~ Ash Creek Special Service District (~~BPWSSSD~~), after

being reviewed by the town engineer. Upon concept approval, a licensed engineer shall prepare plans for the system as required in this Code.

1. A method of financing inspection and maintenance shall be established and implemented by the ~~BPWSSSD~~ Ash Creek Special Service District for maintenance for the system after construction by the developer is complete.
 2. A Developer may be required to install a dry sewer for future connection to an out fall line.
 3. The town may establish impact fees to assist in raising sufficient money to install a sewer system to take care of the needs of the town as it grows and develops.
- D. If conventional on site wastewater (Septic) systems are determined by the ~~BPWSSSD~~ Ash Creek Special Service District to be the most feasible in certain circumstances, such systems may be approved subject to the approval of the Southwest Utah public health department and the engineer, subject to the following conditions.
1. On systems service more than one home, the type of onsite system approved shall provide for a method of monitoring the septic tank on a regular basis. Such monitoring shall be the purpose of determining the necessary pumping intervals for the septic tank.
 2. A method of financing the inspections and maintenance of the septic tanks shall be established by the developer and approved by Ash Creek Special Service District ~~BPWSSSD~~, which will be implemented by the Ash Creek Special Service District ~~BPWSSSD~~ upon the construction of the individual onsite waste water system in the subdivision.
 3. A dry sewer system may be required as outlined in section B above.
- E. The type of alternative system shall have prior approval of the state division of water quality for use in the state of Utah. Systems plans must be submitted to and receive written approval by the state division of water quality. Alternative systems are subject to ~~BPWSSSD's~~ Ash Creek Special Service District wastewater management plan and must comply with such requirements as deemed appropriate by the Ash Creek Special Service District ~~BPWSSSD~~.
- F. A monitoring fee will be charged for monitoring all waste disposal systems that serves more than one home in the town.
- G. A letter from the Ash Creek ~~Sewer~~ Special Service District confirming availability of sewer services, or that a preliminary plan has been discussed and found feasible to implement, for the property being proposed for a zone change or preliminary plat, shall be provided to the Town of Apple Valley with the application for a zone change or preliminary plat.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL
_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor,, Apple Valley

**APPLE VALLEY
ORDINANCE O-2023-05**

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

SECTION 1: **AMENDMENT** “11.08.080 Water” of the Apple Valley Subdivisions is hereby *amended* as follows:

BEFORE AMENDMENT

11.08.080 Water

- A. All subdivisions shall have a supply of culinary water available to each lot in the subdivision.
- B. All water to all lots, shall be supplied by the Big Plains Water and Sewer Special Service District, unless otherwise approved by them.
- C. Minimum Water Pressure. At all lots in Town the water pressure shall meet the following minimum water pressures at points of connection:
 - 1. 20 psi during conditions of fire flows and fire demand experienced during peak day demand.
 - 2. 30 psi during peak instantaneous demand.
 - 3. 40 psi during peak day demand.

If Big Plains Water and Sewer Special Service District is unable to meet these minimum required water pressures, with the existing resources available to them, the subdivision cannot be approved, unless the developer is able to provide the needed resources (storage tanks, etc.) to solve the problem to Big Plains Water and Sewer Special Service District’s satisfaction.

An application for a zone change or preliminary plat must include a letter from the governing water authority (Big Plains Water and Sewer Special Service District, etc.) confirming the following:

- A. That it is feasible to provide water to the property and
- B. That water sufficient to support the property is available.

AFTER AMENDMENT

11.08.080 Water

- A. All subdivisions shall have a supply of culinary water available to each lot in the subdivision.
- B. All water to all lots, shall be supplied by the Big Plains Water ~~and Sewer~~ Special Service District, unless otherwise approved by them.

C. Minimum Water Pressure. At all lots in Town the water pressure shall meet the following minimum water pressures at points of connection:

1. 20 psi during conditions of fire flows and fire demand experienced during peak day demand.
2. 30 psi during peak instantaneous demand.
3. 40 psi during peak day demand.

If Big Plains Water ~~and Sewer~~ Special Service District is unable to meet these minimum required water pressures, with the existing resources available to them, the subdivision cannot be approved, unless the developer is able to provide the needed resources (storage tanks, etc.) to solve the problem to Big Plains Water ~~and Sewer~~ Special Service District's satisfaction.

An application for a zone change or preliminary plat must include a letter from the governing water authority (Big Plains Water ~~and Sewer~~ Special Service District, ~~etc.~~) confirming the following:

- A. That it is feasible to provide water to the property and
- B. That water sufficient to support the property is available.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor,, Apple Valley

**APPLE VALLEY
ORDINANCE O-2023-06**

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

SECTION 1: **AMENDMENT** “11.02.030 Definitions” of the Apple Valley Subdivisions is hereby *amended* as follows:

BEFORE AMENDMENT

11.02.030 Definitions

The following words and phrases used in this title, in addition to those listed in AVLU 10.04, shall have the respective meanings hereafter set forth, unless a different meaning clearly appears from the context.

ADJACENT LANDOWNERS: Any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

AFFECTED ENTITY: As stated in statute, a county, municipality, independent special district, local district, school district, interlocal cooperation entity, specified public utility, or the Utah department of transportation, if:

- A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
- B. The entity has filed with the municipality a copy of the entity's general or long range plan; or
- C. The entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use code change.

BLOCK: The land surrounded by streets and other rights of way other than an alley, or land which is designated as a block on any recorded subdivision plat.

BONA FIDE DIVISION OR PARTITION OF LAND FOR AGRICULTURAL PURPOSES: The division of a parcel of land into two (2) or more lots none of which is less than five (5) acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

TOWN: Apple Valley Town, Utah.

TOWN COUNCIL: The Town Council of Apple Valley Town, Utah.

TOWN ENGINEER: The Town engineer of Apple Valley Town, Utah, or a consulting engineering firm designated as the Town engineer by the Town Council.

TOWN PLANNER: The professional planner of Apple Valley Town, Utah, or person designated as such by the Apple Valley Town Council.

COMMUNICATIONS EASEMENT: An exterior easement for placement of facilities intended to be used in connection with the delivery of multichannel video programming services, cable services, information services, or telecommunications or telecommunications services.

COMMUNICATIONS INFRASTRUCTURE: Facilities planned to be used in connection with the delivery of multichannel video programming services, cable services, information services, telecommunications or telecommunications services, which term shall include, but not be limited to, conduit.

COUNTY: Washington County, Utah.

CULINARY WATER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

DEDICATION: Land set aside by an owner for any general and public uses.

EASEMENT: That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

FINAL PLAT: The final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this title and adopted pursuant thereto.

GENERAL PLAN: A plan, labeled "General Plan of Apple Valley Town", including maps or reports or both, which has been approved by the Town Council as required by law, or such plan as it may be amended from time to time.

JOINT UTILITY COMMITTEE: The representatives of the Town, Big Plains Water and Sewer Special Service district, and other utility companies as may be required by the Town that are authorized to review and sign construction drawings.

LOT: A separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

LOT RIGHT OF WAY: A strip of land of not less than twenty six feet (26') wide connecting a lot to a street for use as private access to that lot.

OFFICIAL ZONING MAP: A zoning map adopted by the Town Council pursuant to the provisions of Utah Code § 10-9a-501, 1953, as amended.

OPEN SPACE: Designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

PERSON: Any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.

PLANNING COMMISSION: The Apple Valley Town Planning Commission.

PLAT: A map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.

SANITARY SEWER AUTHORITY: Big Plains Water and Sewer Special Service district, a public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems within the Town.

SECURITY: An escrow agreement, irrevocable letter of credit, or other security instrument given by the subdivider to ensure the proper installation of public improvements.

STREET: A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than twenty six feet (26') wide which has been made public by right of use and which affords the principal access to the abutting property.

STREET, ARTERIAL: A street, existing or proposed, which serves or is intended to serve as a major traffic-way, and is designated on the general plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

STREET, COLLECTOR: A street, existing or proposed, which is the main means of access to an arterial street system.

STREET, CUL-DE-SAC: A street which originates from a designated Town street with no other outlet and forcing a radius turn area, not to exceed six hundred sixty feet (660') in length without the written approval of the Town Council, the Planning Commission and the fire chief.

STREET, PRIVATE: A right of way or easement in private ownership not dedicated or maintained as a public street.

STREET, PRESCRIPTIVE EASEMENT: A road in private ownership, open to public use, not dedicated or maintained as a public road.

STREET, RESIDENTIAL: A street, existing or proposed, which is supplementary to a collector street and which serves or is intended to serve local needs of a neighborhood.

SUBDIVIDER: Any individual, firm, association, syndicate, co-partnership, corporation, trust or other legal entity commencing proceedings under this chapter to effect a subdivision for himself or for another.

SUBDIVISION:

A. Includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument; and
2. Except as provided herein, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

B. Does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of un-subdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use code;
2. A recorded agreement between owners of adjoining un-subdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use code; or
3. A recorded document executed by the owner of record, revising the legal description of more than one contiguous un-subdivided parcel of property into one legal description encompassing all such parcels of property, or joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use code.

The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" as to the un-subdivided parcel of property or subject the un-subdivided parcel to the provisions of this chapter.

AFTER AMENDMENT

11.02.030 Definitions

The following words and phrases used in this title, in addition to those listed in AVL 10.04, shall have the respective meanings hereafter set forth, unless a different meaning clearly appears from the context.

ADJACENT LANDOWNERS: Any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

AFFECTED ENTITY: As stated in statute, a county, municipality, independent special district, local district, school district, interlocal cooperation entity, specified public utility, or the Utah department of transportation, if:

- A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
- B. The entity has filed with the municipality a copy of the entity's general or long range plan; or
- C. The entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use code change.

BLOCK: The land surrounded by streets and other rights of way other than an alley, or land which is designated as a block on any recorded subdivision plat.

BONA FIDE DIVISION OR PARTITION OF LAND FOR AGRICULTURAL

PURPOSES: The division of a parcel of land into two (2) or more lots none of which is less than five (5) acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

~~**TOWN:** Apple Valley Town, Utah.~~

~~**TOWN COUNCIL:** The Town Council of Apple Valley Town, Utah.~~

~~**TOWN ENGINEER:** The Town engineer of Apple Valley Town, Utah, or a consulting engineering firm designated as the Town engineer by the Town Council.~~

~~**TOWN PLANNER:** The professional planner of Apple Valley Town, Utah, or person designated as such by the Apple Valley Town Council.~~

COMMUNICATIONS EASEMENT: An exterior easement for placement of facilities intended to be used in connection with the delivery of multichannel video programming services, cable services, information services, or telecommunications or telecommunications services.

COMMUNICATIONS INFRASTRUCTURE: Facilities planned to be used in connection with the delivery of multichannel video programming services, cable services, information services, telecommunications or telecommunications services, which term shall include, but not be limited to, conduit.

COUNTY: Washington County, Utah.

CULINARY WATER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

DEDICATION: Land set aside by an owner for any general and public uses.

EASEMENT: That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

FINAL PLAT: The final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this title and adopted pursuant thereto.

GENERAL PLAN: A plan, labeled "General Plan of Apple Valley Town", including maps or reports or both, which has been approved by the Town Council as required by law, or such plan as it may be amended from time to time.

JOINT UTILITY COMMITTEE: The representatives of the Town, Big Plains Water and Sewer Special Service district, and other utility companies as may be required by the Town that are authorized to review and sign construction drawings.

LOT: A separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

LOT RIGHT OF WAY: A strip of land of not less than twenty six feet (26') wide connecting a lot to a street for use as private access to that lot.

OFFICIAL ZONING MAP: A zoning map adopted by the Town Council pursuant to the provisions of Utah Code § 10-9a-501, 1953, as amended.

OPEN SPACE: Designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

PERSON: Any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.

PLANNING COMMISSION: The Apple Valley Town Planning Commission.

PLAT: A map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.

SANITARY SEWER AUTHORITY: ~~Big Plains Water and Sewer~~ Ash Creek Special Service district, a public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems within the Town.

SECURITY: An escrow agreement, irrevocable letter of credit, or other security instrument given by the subdivider to ensure the proper installation of public improvements.

STREET: A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than twenty six feet (26') wide which has been made public by right of use and which affords the principal access to the abutting property.

STREET, ARTERIAL: A street, existing or proposed, which serves or is intended to serve as a major traffic-way, and is designated on the general plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

STREET, COLLECTOR: A street, existing or proposed, which is the main means of access to an arterial street system.

STREET, CUL-DE-SAC: A street which originates from a designated Town street with no other outlet and forcing a radius turn area, not to exceed six hundred sixty feet (660') in length without the written approval of the Town Council, the Planning Commission and the fire chief.

STREET, PRIVATE: A right of way or easement in private ownership not dedicated or maintained as a public street.

STREET, PRESCRIPTIVE EASEMENT: A road in private ownership, open to public use, not dedicated or maintained as a public road.

STREET, RESIDENTIAL: A street, existing or proposed, which is supplementary to a collector street and which serves or is intended to serve local needs of a neighborhood.

SUBDIVIDER: Any individual, firm, association, syndicate, co-partnership, corporation, trust or other legal entity commencing proceedings under this chapter to effect a subdivision for himself or for another.

SUBDIVISION:

A. Includes:

1. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, plat or other recorded instrument; and
2. Except as provided herein, divisions of land for all residential and nonresidential uses, including land used or to be used for commercial, agricultural and industrial purposes.

B. Does not include:

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of un-subdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use code;
2. A recorded agreement between owners of adjoining un-subdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use code; or
3. A recorded document executed by the owner of record, revising the legal description of more than one contiguous un-subdivided parcel of property into one legal description encompassing all such parcels of property, or joining a subdivided parcel of property to another parcel of property that has not been subdivided, if the joinder does not violate applicable land use code.

The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a "subdivision" as to the un-subdivided parcel of property or subject the un-subdivided parcel to the provisions of this chapter.

TOWN: Apple Valley Town, Utah. TOWN COUNCIL: The Town Council of Apple Valley Town, Utah. TOWN ENGINEER: The Town engineer of Apple Valley Town, Utah, or a consulting engineering firm designated as the Town engineer by the Town Council. TOWN PLANNER: The professional planner of Apple Valley Town, Utah, or person designated as such by the Apple Valley Town Council.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor,, Apple Valley

**APPLE VALLEY
ORDINANCE O-2023-07**

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

SECTION 1: AMENDMENT “11.02.080 Construction Drawings” of the Apple Valley Subdivisions is hereby *amended* as follows:

BEFORE AMENDMENT

11.02.080 Construction Drawings

After preliminary plat approval by Town council, the applicant shall have construction drawings prepared by a licensed engineer for all on site and required off site improvements in accordance with the following:

- A. Final plan and profile must be prepared in accordance with, but not limited to the following standards;
 - 1. Current Apple Valley Town standards and specifications;
 - 2. Apple Valley Town drainage manual;
 - 3. Big Plains Water Special Service District construction standards;
 - 4. Ash Creek Sewer Special Service District construction standards;
 - 5. Apple Valley Town power standards and specifications as required;
 - 6. Applicable fire code; and
 - 7. Rocky Mountain power standards and specifications if applicable.
 - 8. South Central Communications standards and specifications, if applicable.
- B. Specific geotechnical recommendations for the design and construction of the proposed subdivision shall include the following if applicable:
 - 1. A general assessment of the requirements needed to develop on the site.
 - 2. Site preparation and grading and the suitability of onsite soils for use as structural fill.
 - 3. Stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.
 - 4. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
 - 5. Anticipated total and differential settlement.
 - 6. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
 - 7. Design criteria for restrained and unrestrained retaining or rockery wall.

8. Moisture protection and surface drainage.
- C. Upon Completion of the complete proposed construction plans, the Applicant shall fill out an application for construction plan review, pay associated fees, and upon approval of the application by the Public Works Director or Consultant, shall then deliver Eight (8) sets of complete construction plans to the public works director or consultant along with a digital copy. Construction drawings must contain a signature block for all required utilities, including the Public Works Director or Consultant, Big Plains Water Special Service district representatives, Ash Creek Special Sewer District and Town Engineer. Drawings shall be a minimum of twenty two inches by thirty four inches (22" x 34") (full size).
- D. Applicant shall request placement on a joint utility committee agenda for initial review of the plans.
- E. Applicant or applicant's authorized representative shall attend the joint utility committee meeting when the item is on the agenda. Utility, franchisee, Town, and Big Plains Water and Sewer Special Service District will take copies of plans to redline.
- F. All street grades over five percent (5%) shall be noted on the preliminary plat.
- G. When redlines are completed, public works director shall prepare a summary of the needed changes and return redlined plans to applicant.
- H. Applicant shall then submit three (3) copies of the corrected construction drawings, addressing all redlined items, to the Public Works Director or Consultant who then will review and submit them to the Town engineer for review and possible signature. After Town engineer signs, applicant must obtain all required signatures and return signed plans to public works director for final signature.
- I. Construction drawings are valid for twenty four (24) months after final signature. Construction drawings signed more than twenty four (24) months prior to construction of improvements shall be considered expired. For a project where construction has started and all improvements shown on the plan will be constructed, the public works director may permit construction to continue. Construction drawings showing multiple phases of a project are valid only for those improvements constructed within the first twenty four (24) months of approval. New approvals must be obtained and any new standards shall apply for future phases or delayed projects.

AFTER AMENDMENT

11.02.080 Construction Drawings

After preliminary plat approval by Town council, the applicant shall have construction drawings prepared by a licensed engineer for all on site and required off site improvements in accordance with the following:

- A. Final plan and profile must be prepared in accordance with, but not limited to the following standards;
1. Current Apple Valley Town standards and specifications;
 2. Apple Valley Town drainage manual;
 3. Big Plains Water Special Service District construction standards;
 4. Ash Creek Sewer Special Service District construction standards;

5. Apple Valley Town power standards and specifications as required;
 6. Applicable fire code; and
 7. Rocky Mountain power standards and specifications if applicable.
 8. South Central Communications standards and specifications, if applicable.
- B. Specific geotechnical recommendations for the design and construction of the proposed subdivision shall include the following if applicable:
1. A general assessment of the requirements needed to develop on the site.
 2. Site preparation and grading and the suitability of onsite soils for use as structural fill.
 3. Stable cut and fill slopes including recommendations concerning the effects of material removal and the introduction of water.
 4. Recommendations for foundation type and design criteria, including, but not limited to, bearing capacity of natural or compacted soils, provisions to mitigate the effects of expansive, compressible, or collapsible soils, differential settlement and varying soil strength, and the effects of adjacent loads.
 5. Anticipated total and differential settlement.
 6. Special design and construction considerations, as necessary, such as the excavation and replacement of unsuitable materials, excavation difficulties, stabilization, or special foundation provisions for problem soil conditions.
 7. Design criteria for restrained and unrestrained retaining or rockery wall.
 8. Moisture protection and surface drainage.
- C. Upon Completion of the complete proposed construction plans, the Applicant shall fill out an application for construction plan review, pay associated fees, and upon approval of the application by the Public Works Director or Consultant, shall then deliver Eight (8) sets of complete construction plans to the public works director or consultant along with a digital copy. Construction drawings must contain a signature block for all required utilities, including the Public Works Director or Consultant, Big Plains Water Special Service district representatives, Ash Creek Special Sewer District and Town Engineer. Drawings shall be a minimum of twenty two inches by thirty four inches (22" x 34") (full size).
- D. Applicant shall request placement on a joint utility committee agenda for initial review of the plans.
- E. Applicant or applicant's authorized representative shall attend the joint utility committee meeting when the item is on the agenda. Utility, franchisee, Town, and Big Plains Water ~~and Sewer~~ Special Service District will take copies of plans to redline.
- F. All street grades over five percent (5%) shall be noted on the preliminary plat.
- G. When redlines are completed, public works director shall prepare a summary of the needed changes and return redlined plans to applicant.
- H. Applicant shall then submit three (3) copies of the corrected construction drawings, addressing all redlined items, to the Public Works Director or Consultant who then will review and submit them to the Town engineer for review and possible signature. After Town engineer signs, applicant must obtain all required signatures and return signed plans to public works director for final signature.
- I. Construction drawings are valid for twenty four (24) months after final signature. Construction drawings signed more than twenty four (24) months prior to construction

of improvements shall be considered expired. For a project where construction has started and all improvements shown on the plan will be constructed, the public works director may permit construction to continue. Construction drawings showing multiple phases of a project are valid only for those improvements constructed within the first twenty four (24) months of approval. New approvals must be obtained and any new standards shall apply for future phases or delayed projects.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor., Apple Valley

**APPLE VALLEY
ORDINANCE O-2023-08**

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

SECTION 1: **AMENDMENT** “11.02.100 Final Plat Requirements” of the Apple Valley Subdivisions is hereby *amended* as follows:

BEFORE AMENDMENT

11.02.100 Final Plat Requirements

A. Required Information: The final plat shall show:

1. The name or designation of the subdivision that is distinct from any plat already recorded in the county recorder's office, as approved by the planning commission.
2. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
3. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.
4. Every existing right of way and easement grant of record for communications infrastructure, for underground facilities as defined in Utah Code § 54-8a-2 and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
5. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
6. All street centerline data must be shown, together with its relationship to the property lines, corners, etc.
7. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, state, county or other official monuments.
8. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
9. Street monuments to be installed by the subdivider in accordance with the requirements of the Town standards. Locations of said monuments shall be approved by the Town engineer and indicated on the subdivider's plat by the appropriate symbols.

10. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.
 11. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the Town attorney.
 12. The parent parcel number, as shown on the records of the Washington County recorder in St. George, Utah.
- B. Required Forms And Certificates: In addition the final plat shall contain the standard forms for the following:
1. A registered professional land surveyor's signed certificate of survey, together with a statement that: a) the surveyor holds a license in accordance with Utah Code 58-22, professional engineers and professional land surveyors licensing act; b) the surveyor has completed a survey of the property described on the plat in accordance with Apple Valley Town Design Standards and the Utah Code and has verified all measurements; and c) has placed monuments as represented on the plat.
 2. The owner's certificate of dedication of all streets, roads, rights of way or other parcels intended for the use and benefit of the general public.
 3. Mortgagee or other lienholder's consent to record, if applicable.
 4. A notary public's acknowledgment of the signature of the mortgagee or each owner signing the plat.
 5. Certificate of approval of Big Plains Water and Sewer Special Service district.
 6. Certificate of approval of the Planning Commission, as evidenced by the signature of the Planning Commission chairperson.
 7. Certificate of approval of the Town engineer.
 8. Certificate of approval as to form executed by the Town attorney.
 9. A one and one-half inch by five inch (1 1/2" x 5") space in the lower right hand corner of the drawing for the use of the county recorder.
 10. Certificate of approval of the county treasurer.
- C. Other Information Required: The following information or documentation shall be submitted with the final plat or prior to recordation:
1. A statement that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full, or a letter stating that a satisfactory bond has been filed to secure such payment.
 2. An original copy for staff review of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the county recorder along with the final plat.
 3. An up to date title or subdivision report for the property being subdivided.
 4. A disk of the final plat prepared in "AutoCAD 2004" (or newer format).

5. Mylar of approved final plat submitted and reviewed for substantial conformance with paper final plat.

D. Requirements For Recordation:

1. Final plat approval.
2. Bond or other financial security in place.
3. Payment of HCP impact fee if applicable.
4. Three (3) disks of the final plat prepared in "AutoCAD 2004" format or later format as designated from time to time by Town engineer; one disk for the Town, one for the county recorder, and one for the Big Plains Water and Sewer Special Services District.
5. Final title or subdivision report prepared and submitted to the Town attorney.
6. Proof of satisfaction of payment of water impact fee to Big Plains Water and Sewer Special Services District.
7. All signatures must be on the mylar, including property owners of record according to the title report, Town officials and Big Plains Water and Sewer Special Service district superintendent. The Town attorney shall be the last signer of the mylar just prior to recordation.
8. Preliminary acceptance by Town of all public and private improvements as shown on approved construction drawings.
9. If submitted mylar shows substantial change from the approved paper final plat, applicant shall submit an application for an amended plat and get approval of the amended plat before recordation will be permitted to occur.

- E. Recordation Of Plat: Any subdivision plat receiving final approval from the final plat approval staff (see section 11.02.090) shall be recorded at the office of the Washington County recorder within one year of the date of said final approval, unless said period is extended in writing by the Town council. Any approval for any final plat not recorded within said period or extended period shall be deemed to have been revoked and any such final plat shall require new approval before recordation.

AFTER AMENDMENT

11.02.100 Final Plat Requirements

A. Required Information: The final plat shall show:

1. The name or designation of the subdivision that is distinct from any plat already recorded in the county recorder's office, as approved by the planning commission.
2. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for another public use, and whether any such area is reserved or proposed for dedication for a public purpose.
3. The lot or unit reference, block or building reference, street or site address, street name or coordinate address, acreage or square footage of all parcels, units, lots, and the length and width of the blocks and lots intended for sale.

4. Every existing right of way and easement grant of record for communications infrastructure, for underground facilities as defined in Utah Code § 54-8a-2 and for other utility facilities. Where the same is granted to a specific entity, that entity must be clearly identified.
 5. True angles and distances to the nearest established street lines or official monument, which shall be accurately described on the plat and shown by appropriate symbols.
 6. All street centerline data must be shown, together with its relationship to the property lines, corners, etc.
 7. The accurate location of all monuments shall be shown on the plat, and shall be identified, including all United States, state, county or other official monuments.
 8. The dedication to the public of all streets and highways included in the proposed subdivision (except approved private streets).
 9. Street monuments to be installed by the subdivider in accordance with the requirements of the Town standards. Locations of said monuments shall be approved by the Town engineer and indicated on the subdivider's plat by the appropriate symbols.
 10. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses by all property owners.
 11. Where it is proposed that streets be constructed on property controlled by a public agency or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the Town attorney.
 12. The parent parcel number, as shown on the records of the Washington County recorder in St. George, Utah.
- B. Required Forms And Certificates: In addition the final plat shall contain the standard forms for the following:
1. A registered professional land surveyor's signed certificate of survey, together with a statement that: a) the surveyor holds a license in accordance with Utah Code 58-22, professional engineers and professional land surveyors licensing act; b) the surveyor has completed a survey of the property described on the plat in accordance with Apple Valley Town Design Standards and the Utah Code and has verified all measurements; and c) has placed monuments as represented on the plat.
 2. The owner's certificate of dedication of all streets, roads, rights of way or other parcels intended for the use and benefit of the general public.
 3. Mortgagee or other lienholder's consent to record, if applicable.
 4. A notary public's acknowledgment of the signature of the mortgagee or each owner signing the plat.
 5. Certificate of approval of Big Plains Water ~~and Sewer~~ Special Service district.
 6. Certificate of approval of Ash Creek Special Service District.
 7. Certificate of approval of the Planning Commission, as evidenced by the

signature of the Planning Commission chairperson.

8. Certificate of approval of the Town engineer.
9. Certificate of approval as to form executed by the Town attorney.
10. A one and one-half inch by five inch (11/2" x 5") space in the lower right hand corner of the drawing for the use of the county recorder.
11. Certificate of approval of the county treasurer.

C. Other Information Required: The following information or documentation shall be submitted with the final plat or prior to recordation:

1. A statement that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full, or a letter stating that a satisfactory bond has been filed to secure such payment.
2. An original copy for staff review of the proposed deed restrictions or CC&Rs in proposed final form with signature lines for all owners of any interest in the subdivision who would sign the final subdivision plat must be submitted with final plat application. After being approved by staff this document shall be signed, acknowledged by a notary public, and recorded in the office of the county recorder along with the final plat.
3. An up to date title or subdivision report for the property being subdivided.
4. A disk of the final plat prepared in "AutoCAD 2004" (or newer format).
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D. Requirements For Recordation:

1. Final plat approval.
2. Bond or other financial security in place.
3. Payment of HCP impact fee if applicable.
4. Three (3) disks of the final plat prepared in "AutoCAD 2004" format or later format as designated from time to time by Town engineer; one disk for the Town, one for the county recorder, and one for the Big Plains Water ~~and Sewer~~ Special Services District.
5. Final title or subdivision report prepared and submitted to the Town attorney.
6. Proof of satisfaction of payment of water impact fee to Big Plains Water ~~and Sewer~~ Special Services District.
7. All signatures must be on the mylar, including property owners of record according to the title report, Town officials, Ash Creek Special Service District and Big Plains Water ~~and Sewer~~ Special Service district superintendent. The Town attorney shall be the last signer of the mylar just prior to recordation.
8. Preliminary acceptance by Town of all public and private improvements as shown on approved construction drawings.
9. If submitted mylar shows substantial change from the approved paper final plat, applicant shall submit an application for an amended plat and get approval of the amended plat before recordation will be permitted to occur.

E. Recordation Of Plat: Any subdivision plat receiving final approval from the final plat approval staff (see section 11.02.090) shall be recorded at the office of the Washington County recorder within one year of the date of said final approval, unless said period is

extended in writing by the Town council. Any approval for any final plat not recorded within said period or extended period shall be deemed to have been revoked and any such final plat shall require new approval before recordation.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor,, Apple Valley

**APPLE VALLEY
ORDINANCE O-2023-09**

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

SECTION 1: AMENDMENT “10.10.090 MH Manufactured Housing Park Zone” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.10.090 MH Manufactured Housing Park Zone

- A. Purpose: The purpose of this zone is to provide for the development of manufactured home parks in a quality environment. Manufactured home parks are not intended for the isolated lot, but shall be for use in areas where larger tracts of land are available for development, and can be developed to a high standard of quality with landscaping, recreation facilities, etc., and are designed and intended from the beginning of development as manufactured homes only. The minimum zone size shall be approximately five (5) acres.
- B. Permitted Uses: Uses permitted in this zone, following the issuance of a building permit for a permanent dwelling, are as follows:
 - 1. Accessory buildings and uses.
 - 2. Horticulture and gardening for personal use.
 - 3. Household pets.
 - 4. Park or playground.
 - 5. Manufactured homes at a minimum of 1,000 square feet on main level.
 - 6. Other uses similar to the above and judged by the planning commission to be in harmony with the intent and character of this zone, which will require a conditional use permit.
 - 7. Any use not specifically allowed under permitted or conditional uses, shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted use.
- C. Height Regulations: No building shall be erected to a height greater than thirty five (35) feet. No accessory building shall be erected to a height greater than twenty five (25) feet.
- D. Manufactured Home Park Development Standards:
 - 1. Density: The maximum density for a manufactured home park shall not exceed six (6) units per acre.
 - 2. Access Roads: Each manufactured home park shall be provided with hard surface (concrete or asphalt) roadways of at least twenty five (25) feet in width to serve each manufactured home space and parking area.
 - 3. Park Access: Access to all manufactured home parks shall be from a dedicated

- and approved public street at an approved access point or points. No manufactured home space shall have direct access from a public street. Any access road connecting two (2) or more public streets shall be arranged to prohibit or discourage through traffic.
4. Off Street Parking: Parking spaces shall be provided for the parking of motor vehicles in the ratio of at least two (2) parking spaces for each manufactured home space.
 5. Recreation Space: Recreation space shall be provided for each manufactured home park. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each manufactured home park having at least ten (10) units and one hundred (100) square feet additional space for each unit above ten (10) units.
 6. Manufactured Home Space: Each manufactured home space shall have a minimum of five thousand (5,000) square feet and a minimum width of fifty (50) feet.
 7. Permanent Foundation: A manufactured home must be put on a permanent foundation and converted to real property.
 8. Minimum Yard Clearances for Manufactured Home Park: Each manufactured home shall have the following minimum yard clearances:
 - a. Front or side yard on a public street, twenty five (25) feet.
 - b. Side yard bordering adjacent property, ten (10) feet.
 - c. Rear yard bordering adjacent property, ten (10) feet.
 - d. A six (6) foot sight obscuring fence shall be erected along all side and rear property lines, unless otherwise approved by the planning commission.
 9. Minimum Yard Clearances for Manufactured Home Space: Each manufactured home shall have the following minimum yard clearance which may also be included in and a part of the setbacks required in subsection H of this section:
 - a. Front yard on a private street or access road, fifteen (15) feet in back of curb.
 - b. Side yard on main door side of manufactured home, fifteen feet (15).
 - c. Side yard on "no access" side of manufactured home, ten (10) feet.
 - d. Rear yard, ten (10) feet.
 - e. No two (2) manufactured homes shall be closer than twenty (20) feet.
 10. Utilities Required: All sewage and water proposals shall be required to have approval from the Utah state department of environmental quality and Big Plains Water and Sewer Special Service District. All buildings, electrical, plumbing and fire protection construction shall comply with state and Town requirements and codes, including applicable standards found in the Town subdivision ordinance (including, but not limited to, fire protection), the building code, and this title.
 11. A dwelling proposed to be moved onto a site in the town shall be less than ten (10) years of age at the time of moving unless otherwise approved by the Planning Commission. Rehabilitation of such dwelling limited to a 6 month

duration.

E. Modifying Regulations:

1. Perimeter Fence: Unless otherwise approved by the planning commission, each manufactured home park shall be fenced at the perimeter with a six (6) foot high sight obscuring fence.
2. Building Code; Permit: Installation of any manufactured unit shall be done in conformance with the requirements of the current edition of the building code following approval of the building department, and the issuance of a building permit.
3. Street Construction: All streets in a manufactured home park shall be paved according to the construction standards of the Town and shall be bounded by curb and gutter approved by the planning commission.
4. All lighting shall comply with AVL 10.26 Outdoor Lighting Ordinance.

F. Subdivision Requirements: Any use approved in the MH zone in which the sale of any lot or parking space is proposed, shall be subject to all applicable requirements of the AVS 11 subdivision ordinance.

AFTER AMENDMENT

10.10.090 MH Manufactured Housing Park Zone

- A. Purpose: The purpose of this zone is to provide for the development of manufactured home parks in a quality environment. Manufactured home parks are not intended for the isolated lot, but shall be for use in areas where larger tracts of land are available for development, and can be developed to a high standard of quality with landscaping, recreation facilities, etc., and are designed and intended from the beginning of development as manufactured homes only. The minimum zone size shall be approximately five (5) acres.
- B. Permitted Uses: Uses permitted in this zone, following the issuance of a building permit for a permanent dwelling, are as follows:
 1. Accessory buildings and uses.
 2. Horticulture and gardening for personal use.
 3. Household pets.
 4. Park or playground.
 5. Manufactured homes at a minimum of 1,000 square feet on main level.
 6. Other uses similar to the above and judged by the planning commission to be in harmony with the intent and character of this zone, which will require a conditional use permit.
 7. Any use not specifically allowed under permitted or conditional uses, shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted use.
- C. Height Regulations: No building shall be erected to a height greater than thirty five (35) feet. No accessory building shall be erected to a height greater than twenty five (25) feet.
- D. Manufactured Home Park Development Standards:

1. Density: The maximum density for a manufactured home park shall not exceed six (6) units per acre.
2. Access Roads: Each manufactured home park shall be provided with hard surface (concrete or asphalt) roadways of at least twenty five (25) feet in width to serve each manufactured home space and parking area.
3. Park Access: Access to all manufactured home parks shall be from a dedicated and approved public street at an approved access point or points. No manufactured home space shall have direct access from a public street. Any access road connecting two (2) or more public streets shall be arranged to prohibit or discourage through traffic.
4. Off Street Parking: Parking spaces shall be provided for the parking of motor vehicles in the ratio of at least two (2) parking spaces for each manufactured home space.
5. Recreation Space: Recreation space shall be provided for each manufactured home park. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each manufactured home park having at least ten (10) units and one hundred (100) square feet additional space for each unit above ten (10) units.
6. Manufactured Home Space: Each manufactured home space shall have a minimum of five thousand (5,000) square feet and a minimum width of fifty (50) feet.
7. Permanent Foundation: A manufactured home must be put on a permanent foundation and converted to real property.
8. Minimum Yard Clearances for Manufactured Home Park: Each manufactured home shall have the following minimum yard clearances:
 - a. Front or side yard on a public street, twenty five (25) feet.
 - b. Side yard bordering adjacent property, ten (10) feet.
 - c. Rear yard bordering adjacent property, ten (10) feet.
 - d. A six (6) foot sight obscuring fence shall be erected along all side and rear property lines, unless otherwise approved by the planning commission.
9. Minimum Yard Clearances for Manufactured Home Space: Each manufactured home shall have the following minimum yard clearance which may also be included in and a part of the setbacks required in subsection H of this section:
 - a. Front yard on a private street or access road, fifteen (15) feet in back of curb.
 - b. Side yard on main door side of manufactured home, fifteen feet (15).
 - c. Side yard on "no access" side of manufactured home, ten (10) feet.
 - d. Rear yard, ten (10) feet.
 - e. No two (2) manufactured homes shall be closer than twenty (20) feet.
10. Utilities Required: All sewage and water proposals shall be required to have approval from the Utah state department of environmental quality and ~~Ash Creek~~~~Big Plains Water and Sewer~~ Special Service District. All buildings, electrical, plumbing and fire protection construction shall comply with state

and Town requirements and codes, including applicable standards found in the Town subdivision ordinance (including, but not limited to, fire protection), the building code, and this title.

11. A dwelling proposed to be moved onto a site in the town shall be less than ten (10) years of age at the time of moving unless otherwise approved by the Planning Commission. Rehabilitation of such dwelling limited to a 6 month duration.

E. Modifying Regulations:

1. Perimeter Fence: Unless otherwise approved by the planning commission, each manufactured home park shall be fenced at the perimeter with a six (6) foot high sight obscuring fence.
2. Building Code; Permit: Installation of any manufactured unit shall be done in conformance with the requirements of the current edition of the building code following approval of the building department, and the issuance of a building permit.
3. Street Construction: All streets in a manufactured home park shall be paved according to the construction standards of the Town and shall be bounded by curb and gutter approved by the planning commission.
4. All lighting shall comply with AVL 10.26 Outdoor Lighting Ordinance.

- F. Subdivision Requirements: Any use approved in the MH zone in which the sale of any lot or parking space is proposed, shall be subject to all applicable requirements of the AVS 11 subdivision ordinance.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple
Valley

Frank Lindhardt, Mayor,, Apple
Valley

**APPLE VALLEY
ORDINANCE O-2023-10**

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

SECTION 1: **AMENDMENT** “10.28.150 Utility Requirements” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.28.150 Utility Requirements

- A. In all areas of the town where a building permit is required, connection shall be made to public sewer, water, electrical and telephone services where these services are available. Electric companies shall not provide any electrical connection of any kind until first approved by the building official. All lots shall be served by a water supply approved by the Utah state department of environmental quality, or the southwest public health department in cases of less than fourteen (14) lots, and the town public works department. A waste disposal system approved by the southwest public health department and the town engineer shall also be approved prior to issuing any building permit.
- B. For all building lots not located in platted and recorded subdivisions, all applicable provisions of AVLU Title 11 section 5, shall apply to those lots and shall be required as a condition of obtaining a building permit and shall include, but not be limited to, the following:
 - 1. Water supply and development.
 - 2. Street improvements.
 - 3. Electrical and telephone connections.
 - 4. Fire hydrants and fire flow.
 - 5. Traffic control and directional signs.
 - 6. A site drainage plan.
 - 7. A "dry" sewer line may be required to be installed from the location of any septic tank proposed to be used, and shall be extended to the front property line for future connection to a sewer system.

AFTER AMENDMENT

10.28.150 Utility Requirements

- A. In all areas of the town where a building permit is required, connection shall be made to public sewer, water, electrical and telephone services where these services are available. Electric companies shall not provide any electrical connection of any kind

until first approved by the building official. All lots shall be served by Big Plains Water Special Service District ~~a water supply approved by the Utah state department of environmental quality, or the southwest public health department in cases of less than fourteen (14) lots;~~ and the town public works department. A waste disposal system approved by the Ash Creek Special Service District ~~southwest public health department~~ and the town engineer shall also be approved prior to issuing any building permit.

- B. For all building lots not located in platted and recorded subdivisions, all applicable provisions of AVLU Title 11 section 5, shall apply to those lots and shall be required as a condition of obtaining a building permit and shall include, but not be limited to, the following:
1. Water supply and development.
 2. Street improvements.
 3. Electrical and telephone connections.
 4. Fire hydrants and fire flow.
 5. Traffic control and directional signs.
 6. A site drainage plan.
 7. A "dry" sewer line may be required to be installed from the location of any septic tank proposed to be used, and shall be extended to the front property line for future connection to a sewer system.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple
Valley

Frank Lindhardt, Mayor,, Apple
Valley

APPLE VALLEY ORDINANCE O-2023-11

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

SECTION 1: AMENDMENT “10.28.190 Curbs, Gutters, Sidewalks, And Road Improvements” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.28.190 Curbs, Gutters, Sidewalks, And Road Improvements

The installation of curb, gutter, sidewalk, and road improvements of a type approved by the town, may be required on any existing street where such improvements are not already existing, and where upon the recommendation of the public works department, the planning commission, and approval of town council determines that such installation is in the best interest of the town. Said installation may be required as a condition of obtaining a building permit, and shall be completed as a part of the building permit prior to occupancy. If it is determined by the town public works department that installation of curb, gutter, sidewalk, and road improvements are not possible at this time, a letter of non-opposition to the creation of a future special assessment area to install such missing improvements shall be required. A special assessment area is typically created to install improvements that benefits only the residents within such assessment area, and the residents located in this area will be required to pay for their proportional share of the cost to install such improvements, typically over a 10-year period of time.

AFTER AMENDMENT

10.28.190 Curbs, Gutters, Sidewalks, And Road Improvements

The installation of curb, gutter, sidewalk, and road improvements of a type approved by the town, shall ~~may~~ be required on any existing street where such improvements are not already existing, ~~and where upon the recommendation of the public works department, the planning commission, and approval of town council determines that such installation is in the best interest of the town.~~ Said installation may be required as a condition of obtaining a building permit, and shall be completed as a part of the building permit prior to occupancy. If it is determined by the town public works department that installation of curb, gutter, sidewalk, and road improvements are not possible at this time, an Improvement Delay Agreement, or a letter of non-opposition, to the creation of a future special assessment area to install such missing improvements shall be required. A special assessment area is typically created to install improvements that benefits only the residents within such assessment area, and the residents located in this area will be required to pay for their proportional share of the cost to install such improvements, typically over a 10-year period of time.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor,, Apple Valley

**APPLE VALLEY
ORDINANCE O-2023-12**

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

SECTION 1: **REPEAL** “10.10.120 Planned Development Zone” of the Apple Valley Land Use is hereby *repealed* as follows:

BEFORE REPEAL

10.10.120 Planned Development Zone

- A. Purpose: The overall purpose of the planned development (PD) zone is to allow and encourage flexibility and creativity in the design and development of comprehensively planned projects, including but not limited to, cluster subdivisions that would not be possible under conventional zoning districts. The PD Zone requires creative and efficient subdivision designs that provide areas of open space and other desirable subdivision design features. The PD Zone is provided to promote efficiencies in the delivery of required infrastructure, facilities, and services, and reductions in initial subdivision development costs and long-term maintenance costs.
1. Provide for the planned, orderly, and efficient improvement of large, unique or strategically situated landholdings while protecting the natural open space, ecological, topographical, geological, and/or historic features which may exist, from damage which might occur from development permitted by conventional zoning and subdivision regulations. Such features may include, but are not limited to, steep slopes, soils, streams and other water bodies, and pasturelands, wetlands, floodplains, historic structures or sites, cultural features, and scenic views.
 2. Encourage protected open space to be accumulated into larger contiguous open space tracts that may be linked throughout the community.
 3. Allow for a more efficient and imaginative development of a specific property.
 4. Permit property to be used in a manner not sanctioned by the existing zoning regulations in harmony with and without detriment to neighboring properties.
 5. Provide a review process by the planning commission, which will allow them an opportunity to evaluate whether the proposed development will be in harmony with the character of the neighborhood in which the development is located.
 6. Encourage the best possible site plans and building arrangements under a unified plan of development rather than under lot-by-lot regulation. This may permit buildings to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale, and other public benefits.
 7. Encourage better land utilization, economy in the provisions of roads and

utilities, and flexibility in design.

8. Encourage ingenuity and resourcefulness in project and site planning and to assure the provision of park and recreation land and facilities for the use of the occupants of the development in order to obtain a more desirable environment.
 9. Encourage the mixing of uses as appropriate including housing, neighborhood commercial, office, institutional, and other compatible uses.
 10. Discourage clearly incompatible land uses and prevent conflicts where such uses cannot be physically separated by the use of buffer strips and open space, gradations in the intensity of use, control of traffic patterns (through the arrangement of streets), the arrangement of uses in relation to topography, and other means.
 11. Facilitate more affordable and efficient housing by providing possibilities for cost savings in infrastructure, installation costs, and energy costs through clustering of dwellings and other structures, and other means.
 12. Encourage pedestrian circulation within the project and connections with adjacent land uses.
 13. Provide long-range stability in the planning of public facilities and services for the area through the use of a master plan specifying the arrangement and schedule of the various lands use components and project phases.
- B. Types of Planned Development Zones: This section authorizes the following types of planned developments:

PDR Planned development residential zone

PDC Planned development commercial zone

PDO Planned development office zone

Opportunities for mixed use are provided for within each type of planned development zone. See the subsections of this section pertaining to each zone for details relating to mixed-use opportunities.

- C. Location and Siting of Planned Development: Planned developments are most appropriately located in developing areas where innovative site planning will have a positive impact on other adjacent developments and accomplish objectives of the Town's general plan.
- D. Designing a Planned Development Zone: The design of a planned development is a creative exercise that requires the designer to select from an array of elements available to assemble the development. A planned development project may consist of five (5) separate components. The required components will vary depending upon the elements planned for the project.
 1. Preliminary Master Plan: General concept designed to elicit preliminary feedback from staff and Planning Commission.
 2. Master Plan: The overall concept plan/zoning plan for the development, locking in land uses, proposed circulation, and other elements.
 3. Phase Plan: Individual phase(s) of the development.
 4. Preliminary Plat: Layout of individual lot(s) or parcel(s) within a phase.
 5. Construction Drawings: Construction drawings for items requiring review and

approval by the utility providers, Town engineer and others .

E. Planned Development Residential Zone (PDR)

1. General Purpose and Description: The PDR district allows residential development in a manner open to and advocating innovation in design and layout. The principal uses of land in this district are residential with related recreational, cultural, neighborhood commercial and educational facilities normally required in providing the basic elements of a balanced, orderly, convenient, and attractive residential area.
2. Location of PDR Zones: PDR zones may be located where sufficient land and infrastructure exist or are planned which will allow for a development that meets the standards and requirements of this subsection. Planned developments should not be proposed on vacant lots lying between other single-family dwellings or single family developments.
3. Permitted Uses: No structure or land shall be used except for one or more of the following:

Town facilities, including fire protection facilities, public works facilities, etc;

Detached units, including standard large lot single-family detached residences, zero lot line residences and cluster housing;

Townhouses. Conditional Uses: The following conditional uses may be approved at time of Final Plan or Phase plan. If a use changes from that approved, an amendment will be necessary. Assisted living or independent living care; Churches, with attendant educational and recreational buildings; Clubs, private and public, including, but not limited to, golf and country clubs; Home occupations as defined herein and approved by the planning commission. Neighborhood commercial uses in PDR zone under the following conditions:

- a. Mixed uses (i.e., commercial, office or residential) within the same building or on the same site. The minimum and maximum component of each use and types of uses within the development to be recommended by planning commission and approved by Town Council;
- b. Provide sidewalks, at such widths as may be approved by the planning commission, and which will connect the pedestrian system within the project to sidewalks in existing development areas outside the project area;
- c. Residential units above retail space are not included in density count, but layout and numbers must be approved by planning commission, also parking and access issues must be addressed;

Public libraries; Public utility structures, including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses and structures; except warehouses, storage buildings, vehicle maintenance, truck or road equipment storage, radio and television studios and

cell towers; Schools (private or public), offering general educational courses similar to public elementary schools, high schools, and colleges, Timeshares /fractional interests.

4. Dimensional Requirements: See table 2 of this section for dimensional requirements.

F. Planned Development Commercial Zone (PDC)

1. General Purpose and Description: The PDC zone provides for primarily commercial development in a manner encouraging innovation in site design and layout. The principal uses of land in this district are commercial with related facilities normally required to provide the basic elements of a balanced, orderly, convenient, functional, and attractive commercial area.
2. Location of PDC Zones: PDC zones should be located adjacent to a major arterial roadway and be centrally located to serve a wide area of the community.
3. Permitted Uses: No building, structure, or land shall be used except for one or more of the following uses:

Bank or other similar financial institution;

City facilities, including fire protection facilities, public works facilities, etc.;

Convention center, meeting facility or other similar use;

Hotel, motel or bed and breakfast;

Recreation building or land including theaters;

Restaurant, including a dining club or other eating or drinking establishment;

Retail sales and the servicing or repair of items sold at retail, not including servicing or repair of automobiles;

Trade shop or service business such as shoe repair; dry cleaning or laundering service; pressing, altering, or tailoring of wearing apparel; radio, TV or appliance repair; watch or jewelry repair; barber or beauty shop.

4. Conditional Uses: The following conditional uses may be approved at time of Phase Plan or Master Plan. If a use changes from that approved, an amendment will be necessary.

Accessory structure;

Ambulance service;

Auto repair, completely enclosed;

Daycare facility;

Mixed uses (i.e., commercial, office or residential) within the same building or on the same site. (The minimum and maximum component of each use and type of uses within the development to be approved by the planning commission. Office and residential uses must clearly be subordinate to the principal commercial use.);

Off street parking facilities;

Office, not including a wholesale outlet or storage of commodities;

Parking lot or garage as a principal use;

Public utility structure and lands;

Self-service laundry, laundry or dry cleaning processing facility.

5. Dimensional Requirements: See table 2 of this section for general dimensional requirements.

G. Planned Development Office Zone (PDO)

1. General Purpose and Description: The PDO zone provides for primarily office development in a manner encouraging innovation in design layout. The principal uses of land in this district are office with related facilities normally required to provide the basic elements of a balanced, orderly, convenient, functional, and attractive office area.
2. Location of PDO Zone: PDO zones are most suitably located on arterial or nonresidential collector streets between uses of higher and lower intensity or in areas where other office uses are located. PDO zones can serve as an effective transitional area between a more intensive use, such as commercial or light industrial and residential uses. PDO zones should not be located at major street intersections but are more suitably sited in mid-block areas or interior areas of sites.
3. Permitted Uses: No building, structure, or land shall be used except for one or more of the following:

Business service such as photocopying and related services, dental laboratory, or temporary employee service;

City facilities, including fire protection facilities, public works facilities, etc.;

Daycare facility;

Fine arts or performing arts studio or school;

Hospital or public health center;

Institution of higher education (college);

Library;

Medical or dental office or clinic;

Museum or art gallery;

Office, not including a wholesale outlet or storage of commodities;

Veterinary clinic or hospital (small animals only and in a completely enclosed building).

4. Conditional Uses: The following conditional uses may be approved at the time of Phase Plan or Master Plan. If a use changes from that approved, an amendment will be necessary.

Accessory retail uses clearly subordinate to the principal use. Such uses shall be limited to the first floor and may not be established in separate buildings. The minimum and maximum component of each use to be approved by the planning commission. Examples include banks, newsstands, pharmacies, coffee shops, dry cleaners (without on-site cleaning plant), clothing store, and other similar uses approved by the Planning Commission.;

Ambulance service as an accessory use;

Church or other religious, fraternal, or social organizations;

Funeral home or crematorium;

Nursing or personal care home;

5. Dimensional Requirements: See table 2 of this section for dimensional requirements.

H. Planned Development Standards and Requirements: All planned developments, in addition to meeting the intent of this section, as detailed in subsection A of this section, shall meet the following standards and such other requirements as are set forth with respect to each of the three (3) permitted types of uses. Setback standards specifically may be modified to allow creative development to occur provided a recommendation from the Planning Commission and motion from Town Council at the Master Plan stage approving the request for such modifications is approved.

1. General Standards and Requirements:

- a. Preservation of Features: The development shall be compatible with existing topography of the land and shall preserve any unusual topography or natural features. Requests to waive this standard must be accompanied by a certified engineering report indicating that the

proposed development is a significant community need that transcends the need to preserve the topography and/or features.

- b. Design Focus: The development shall utilize design and development features that would not be possible by the application of lot by lot zoning regulations.
- c. Land Disturbance: No alteration or disturbance of land in a planned development district or the natural or cultural resources thereon shall be permitted until the Master Plan has received approval from Town Council, preliminary plat or site plan and construction plans has been approved. Any subsequent land disturbance must be consistent with the approval granted by the Town Council.
- d. Subdivision Regulations: Land within a planned development shall be treated in its entirety as a subdivision and thus subject to the provisions of the Town of Apple Valley subdivision regulations, except as follows:
 - (1) Preliminary and Final plats shall follow the procedures and meet all of the requirements of the Town's subdivision ordinance which shall be supplemented by the requirements of this subsection. Wherever there is a conflict between the provisions of the subdivision ordinance and this ordinance, the more restrictive shall apply.
 - (2) Each planned development project in the approval process will identify how the property is intended to be subdivided, whether it will be a PDR, PDC, PDO, traditional subdivision, condominium or a combination of the above. This information is important, as it will affect the procedures required for formal approval of the project and subdivision of the land.
- e. The Master Plan approved and adopted by the Town Council pursuant to this section is intended to be utilized as a final plan in relation to the zoning, regulation, and development of properties designated therein. The design guidelines and standards approved and adopted by the Town Council pursuant to its adoption of the planned development Master Plan shall control and regulate the development and construction within the project. To the extent that the Master Plan does not specify the design or other standards applicable to the planned development, the generally adopted Town standards and specifications shall apply.
- f. Interconnectivity of Phases/Development Components: Each phase of the project shall not be isolated from adjacent phases or development components. Each phase shall be served by at least one public roadway that shall connect to all adjacent phases or development components. In addition, each phase or development components adjacent to land outside of the project boundary shall connect to such

adjacent land if such a connection is available. If one phase cannot reasonably be connected to another via a public roadway, then a private road or drive shall be required. Such a private road must be open to the public at all times for travel to the adjacent phase area. The project must contain a minimum of two (2) primary access points from the outside. Any deviation from the requirement of two (2) primary access points must be recommended by the planning commission and approved by the Town Council.

- g. Calculation of Density: Land uses for open space, common areas, and interior streets, drives, sidewalks, and other circulation ways may be included as part of the land area used for determining the number of dwelling units allowed, or the amount of required land. Land characterized by flood way, steep slopes, wetlands, or other un-buildable or sensitive lands may not be included as part of the land area for density calculations, including lands with a slope factor of 20% or greater overall slope, except that a twenty five percent (25%) density provision may be applied to the buildable portion of the development. Therefore, twenty five percent (25%) of the land area of the un-buildable area may be added to the buildable portion of the property to increase net density. Density is calculated for the project and for individual phases. Within phases, density for a specific phase may exceed that permitted provided that the overall density for the project meets the required maximum density. The phase with the highest density may not be the first phase developed. See Table 1.
 - h. General Private Deed Covenants: The entire planned development district shall be made subject to appropriate covenants, conditions and restrictions that shall be recorded as running with the land to assure the continuance and maintenance of the planned development in accordance with the approved plans and approved uses. See subsection h.2. "Ownership and Management Standards and Requirements", of this subsection for additional requirements and information. A copy of any covenants, conditions and restrictions must be submitted to Town to ensure that there is no conflict with zoning ordinance.
2. Ownership and Management Standards and Requirements:
- a. Ownership and Management Control:
 - (1) Initial Ownership: If the property located in a planned development shall be owned individually or jointly, where the property is not intended to be resold in separate parcels, the property shall be made subject to permanent covenants, conditions and restrictions requiring that the property be built and operated consistent with the approved planned development zone.
 - (2) Subdivided Properties: Properties in a planned development zone that are intended to be subdivided and sold in separate

ownership shall be made subject to covenants, conditions and restrictions which shall require that the property be built and maintained consistent with the requirements of the planned development zone for the property. If the property shall have commonly owned properties, they shall be owned by an appropriate owners' association who shall be responsible for the ownership and maintenance of the project, consistent with the requirements of the zone. In this event, the owners' association shall be separately incorporated as a Utah nonprofit corporation with appropriate articles of incorporation and bylaws, and a declaration of covenants, conditions and restrictions that are subject to the approval of the town attorney of the Town of Apple Valley as being legally sufficient. In the event that the property shall be a condominium project, the property shall be made subject to a declaration of condominium and other documentation prepared pursuant to the requirements of the Utah Condominium Ownership Act and shall include a provision that the owners' association thereof shall manage the property consistent with the requirements of the planned development zone. Any property in a planned development zone that is intended for subdivision shall also comply with the requirement's of the Town of Apple Valley subdivision ordinance.

(3) Owner/Developer Responsibilities: Initial owners/developers of PD projects are responsible for the following elements of the project:

(A) Development and Maintenance: Development and maintenance of general common areas (this may be accomplished through the establishment of an owners' association, which the developer shall agree to manage until 75 percent of the lots or units are sold, at which point the responsibility will be turned over to the owners). Developer shall subsidize the association, until its financially able to function on its own.

(a) In the case of condominiumization or subdivision of the property, the developer shall deed the common areas to the owners' association, free and clear of all liens or encumbrances, or in the case of a blanket lien, the lender shall subordinate its security interest in the project to the planned unit development or condominium plan. This shall be reflected in the declaration of

covenants, conditions and restrictions (or declaration of condominium, as the case may be) that shall require this to be accomplished upon completion of construction of the project, provided that if at least forty percent (40%) of the units in the project have been sold, the developer shall also be required to make this conveyance. The Town of Apple Valley shall not be responsible to the unit or lot owners in the event that the conveyance is not actually made, but the documentation shall provide for this requirement, which shall confer upon any purchasing unit owners the right to enforce the deeding of the common areas as required just above.

- (B) Arterials, Roadways, Related Infrastructures: Development of arterial and other major roadways and related infrastructures serving the development including the extension of utilities to serve the development including stubbing utilities and roads to adjacent properties as needed.
 - (C) Development of Management Plan: Development of a management plan including management association setup, and related responsibilities to assure that ownership and management standards are met in full.
 - (D) Approvals and Conditions: Obtain all approvals and comply with all conditions related to the PD and its elements.
 - (E) Landscaping and Open Space: All overall requirements such as landscaping and open space meet PD requirements.
 - (F) Change of Ownership: Any conditions attached to an approved PD plan or subdivision plat shall not lapse or be waived as a result of any subsequent change in tenancy or ownership of said land.
3. Infrastructure Standards and Requirements: Water, sewerage, street, electric, and other required infrastructure shall be provided according to the requirements of the Town of Apple Valley subdivision ordinance and Town, Water District, sewer district and all utility companies construction design standards, or as may be recommended by the planning commission and approved by the Town Council for other purposes. Exceptions to Town standards and subdivision requirements relating exclusively to roadway design standards and layout must be supported by appropriate studies and approved by the Town Council pursuant to its adoption of the Master Plan and shall

control and regulate the development and construction within the project as guidelines and standards specific to the project. The following infrastructure requirements are required as a part of all PD developments:

- a. Roads/Streets: All interior streets and roads may be owned and maintained by the owners association of the development upon recommendation of the planning commission and approval of the Town Council. Private ownership of roads must be outlined in the Master Plan. All interior streets and roads must meet the Design standards and specifications for roads for the Town of Apple Valley as well as the following:
 - (1) The Town requires interior streets and sidewalks through the development and require that the interior streets and sidewalks connect to existing street and sidewalk infrastructure of the Town, unless otherwise approved in the Master Plan. (Town of Apple Valley standards and specification's)
 - (2) The provision and/or design of streets is subject to review and a recommendation by the planning commission and approval of the Town Council, which may require or allow modifications to the location, layout, or capacity of roads or attach additional requirements such as turn lanes, traffic circles, wider or narrower right of way, pavement widths, medians, traffic calming features, etc., and provided that such modifications meet generally accepted traffic engineering and planning principles that can be justified by the applicant (based upon appropriate traffic engineering studies) and/or verified by the Planning Commission. Such modifications and exceptions must be outlined as part of the Master Plan.
- b. Sidewalks: Sidewalks shall be provided according to the requirements of the Town of Apple Valley's specifications and standards. Sidewalks will be owned and maintained by the owners association or the Town, as outlined in the Master Plan..
- c. Parking:
 - (1) Conflict between Provisions: Wherever there is a conflict between the provisions of AVL 10.16 "Off Street Parking Requirements", and this subsection, the more restrictive shall govern unless otherwise recommended by the planning commission and approved by the Town council.
 - (2) Spaces Physically Separated: Spaces calculated for residential units, commercial uses, and other permanent spaces shall be physically separated and dedicated exclusively for that use, excluding mixed use components.
 - (3) Shared Parking: A shared parking plan may be submitted which indicates a shared parking formula and supporting information. Up to thirty percent (30%) of the total combined

required parking may be waived with an approved plan.

- (4) Location of Parking: Parking for PD developments shall be located to the rear, a mixture of side and rear, or underground.
- (5) Illumination of Parking: All parking areas shall be illuminated with light to be focused down so as to provide appropriate visibility and security during hours of darkness using technology and fixtures that will not create a nuisance to other uses within the PD development nor to uses adjacent or nearby the PD development. Wherever there is a conflict between the provisions of AVL 10.26 "Outdoor Lighting Ordinance," and this subsection, the more restrictive shall govern unless otherwise recommended by the Planning Commission and approved by the Town Council.

d. Utilities: All utility lines in a PD project shall be placed underground.

- 4. Landscaping Standards and Requirements: Minimum standards for landscaping in PD developments are necessary to ensure that higher standards of site planning are realized and to tie the separate elements of the mixed development together.

The Town has certain water conservation requirements it is passing on to Builders and individual homeowners. In general, area homeowners in the past have utilized approximately fifty percent of their water consumption outdoors. Non-residential activities also tend to use substantial amounts of water outdoors. For these reasons, landscaping is an important aspect of creating a water-efficient community.

A landscaping concept, which is intended to transform typical landscaping techniques, known as "Xeriscape" is a water-efficient landscape concept that involves landscaping with drought-tolerant plants that are either native to the region or suitable to the climate and then providing irrigation to those plants appropriately. Native plants normally get all or most of their water from rainfall. Thirsty plants from other climates often demand much more water and, therefore, are not suitable for use in this type of landscape.

- 5. Landscape Concept/Theme:
 - a. A landscaping plan must be submitted as part of the Master Plan. The level of detail is general in nature illustrating themes, locations and other elements within the overall project. This can be a separate plan or may be integrated with the Master Plan requirements as part of the Master Plan submittal. The Preliminary Plat shall show landscaping in more detail, but calculations and landscape details shall be part of the construction drawings for each phase.
 - b. Entry points to the development shall be landscaped in an attractive manner using plant specimens utilized throughout the remainder of the development.

- c. Landscaping shall be provided adjacent to all buildings and structures including solid waste receptacles.
 - d. For commercial developments, the area between the curb and the setback line shall be landscaped except for areas where the sidewalk extends from the curb to the front of the building, and is part of the sidewalk plan approved by the Planning Commission.
 - e. A minimum of forty percent (40%) of the project open space shall be landscaped utilizing Xeriscaping and traditional landscaping, or non-Xeriscaping, may account for ten percent (10%) of the total landscaping. Xeriscaping is encouraged and permitted to be utilized in order to meet the minimum landscape percentage requirement.
 - f. Up to fifty percent (50%) of areas allowing general public access may be used to meet landscaping requirements detailed in this section, this credit must be recommended by the Planning Commission and approved by the Town Council.
 - g. See general open space requirements below for additional landscaping requirements.
 - h. Deviations from these requirements may be approved upon recommendation of the Planning Commission and approval of the Town Council, based upon special circumstances enumerated in the recommendation and approval of the deviation.
6. Open Space Standards and Requirements: Common open space is an important element in any planned development serving to provide resting and gathering places, recreation areas, aesthetic complements, storm water percolation areas, and other purposes. Open space for the purpose of the PDR district shall be defined as a portion of a lot or other area of land associated with and adjacent to a building or group of buildings in relation to which it serves to provide light and air, scenic, recreational, resting, or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated, and at times to the general public. Open space may include a limited proportion of space so located and treated as to enhance the amenity of development by providing landscaping features, screening or buffering for the occupants or adjacent landowners, or a general appearance of openness. ROADS ARE NOT PART OF OPEN SPACE CALCULATIONS.
- a. General Open Space Requirements:
 - (1) Naturally Occurring Open Areas:
 - (A) Naturally occurring open areas are untouched or undeveloped areas existing in their natural state. Examples include slopes, riparian areas, floodplains, washes, and lava beds. The qualification of lands as naturally occurring areas in proposed developments is through the recommendation of the Planning Commission and approval of Town Council based

upon site visits, maps, drawings, pictures, etc.
Naturally occurring open areas are excluded from total open space and landscaping requirements of the proposed development.

- (B) If naturally occurring areas are deemed appropriate for development by the Town then landscaping and open space requirements, as defined herein, apply to said area to be developed.

(2) Common Open Space Areas:

- (A) Five percent (5%) of developed area must be dedicated as common open space as defined in this section. Specifically, common open space areas do not include areas where a charge may be made for use, such as a golf course, or access is limited due to runoff, such as retention basins or other areas that may be deemed restrictive as determined by the planning commission and Town council.

(3) Open Space Substitutions: Pedestrian and bicycle amenities may substitute for required open space in the following manner:

- (A) Dedicated bike path connecting to existing or planned bike route.
- (B) Open pedestrian bridge.
- (C) Raised pedestrian deck.

Each amenity may be substituted with a one to one (1:1) ratio related to square feet up to fifty percent (50%) of required open space.

7. Non-residential Standards and Requirements:

- a. Location: Location of commercial phases shall be concentrated for maximum pedestrian convenience and located for easy accessibility by residents of the zones, workers within the zones, and visitors. It is highly preferable that commercial uses maintain a street presence in a traditional storefront configuration. Other acceptable locations include the lobby of a building containing other allowable uses. Strip commercial with front parking is generally not acceptable.
- b. Common Walls: Common walls between residential and nonresidential uses are required to be constructed so as to minimize the transmission of noise.
- c. Nuisances: No commercial use shall be designed or operated so as to expose residential uses to offensive odors, dust, electrical interference, and/or vibration.
- d. Outdoor Lighting: All outdoor lighting associated with commercial uses shall be designed so as not to adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not be directed

toward residential units and shall not include lighting that blinks, flashes, oscillates, or is of unusual brightness or intensity. Outdoor lighting will be directed downward unless otherwise approved in order to ensure the integrity of the night sky and preclude negative effects on surrounding property owners.

- e. Finishing Materials: Nonresidential planned development shall utilize masonry or decorative wood exterior finishing materials for, at a minimum, the front and sides of the building. If the rear of a building faces a public street or road, this side shall utilize a masonry or decorative wood exterior finish as well. Acceptable masonry finishing materials include brick, stucco, natural or cultured stone, decorative concrete, or terrazzo tile. Unfinished concrete, cinder block, metal panels, plywood, Masonite, and vinyl siding are not acceptable finishes.

I. Application Procedures and Requirements PD projects have five (5) distinct elements:

1. Preliminary Master Plan: Preliminary Master Plan review by staff is required and applicants are strongly encouraged, but not required, to submit the Preliminary Master Plan for review by the Planning Commission. Preliminary Master Plans provide a general concept of the project. There are no specific requirements for a Preliminary Master Plan because this step is provided solely for the benefit of the applicant to get an initial review and response to the project by staff and the Planning Commission. The level of detail is low because the applicant is seeking a general reaction to the concept and does not need to spend large amounts of money on detailed engineering drawings. However, it would be useful for the Preliminary Master Plan to indicate land use distribution, open space, circulation systems, a summary of residential and nonresidential density, and other major elements.
2. Master Plan: The Master Plan is the plan for the development of the entire planned development. The Master Plan shall identify the proposed general circulation/transportation facilities, land uses and proposed densities, and open spaces and natural site features to be preserved between phase locations. If only one phase of the project is proposed, the project must combine the requirements of the Master Plan and Phase Plans into one submittal. Proposed major streets and other circulation infrastructure along major corridors including sidewalks must be clearly indicated on the plan.

The Master Plan shall consist of a professionally designed schematic plan indicating the layout of the development and appropriate written text. Fifteen (15) copies of each graphic and written text in eleven inch by seventeen inch (11" x 17") format; and two (2) color renderings of the plan on thirty-six inch by forty-eight inch (36" x 48") clay coat or similar heavy-duty paper shall be submitted to the Town for review and approval. This plan shall contain the following elements:

- a. Master Plan Elements:
 - (1) Identify the boundary of the project property;

- (2) Provide a delineation of phases (if applicable) and acreage associated with each phase;
 - (3) Indicate total project site area and area by type of land use (i.e., residential, commercial, industrial, office, open space, utilities and right of way, other);
 - (4) Indicate proposed land uses including square footage or acreage and percentage of each component;
 - (5) Indicate the number of residential units and/or square footage of floor area of nonresidential uses by type (i.e., commercial and office);
 - (6) Indicate the density of uses within each land use component or phase using units per acre for residential uses and floor area ratio (FAR) for nonresidential components;
 - (7) Show a proposed vehicular and pedestrian circulation plan including entrances and exits and connections to vehicular and pedestrian facilities external to the project property. The project must have a reasonable mix of public and private roadways to maximize circulation efficiency (proposed right of way width and width of roadway must be shown).
 - (8) Show existing natural features of the site including rivers, lakes, ponds, streams, wetlands, steep slopes, mature trees and tree stands, topography at contour intervals of two feet (2'), and other natural features;
 - (9) Show where proposed open space will be provided by type of open spacelandscaping area, community green, plaza, formal or informal garden, natural area set aside. Indicate proposed square footage or acreage and percentage of open space as a part of total project, also indicate where public open space will be provided and limits on accessibility;
 - (10) Indicate location of landscaping and buffers and lighting plan; and
 - (11) Typical elevations.
- b. Rezoning Application: In addition, the applicant shall provide a complete rezoning application and a cover letter requesting review of the Master Plan. The Master Plan shall be reviewed by staff and discussed in an informal meeting with the applicant to examine potential areas of nonconformity. Staff, upon review of the plan, will determine whether the project meets the intent of the district and includes the required elements. If the project does not meet with the intent or lacks required elements, staff may reject the Master Plan and notify developer of where deficiencies exist so corrections may be made. However, should the plan meet the intent and contain the required elements, staff will accept the Master Plan and provide the applicant with suggestions for changes and modifications, if any, that

will prepare the applicant for the submittal of Phase Plans. While the applicant may ask for more than one Master Plan review, at least one review is mandatory.

- c. Review of Master Plan by Planning Commission: After staff officially accepts the Master Plan (completed application submitted and full review by staff completed), the plan will be placed on the Planning Commission agenda provided that the date the plan is officially accepted by staff is two (2) full weeks (14 days) prior to the Planning Commission meeting. The Planning Commission shall review the Master Plan and make a recommendation on the plan and the rezoning of the property. The Planning Commission shall review the plan for the following elements: how the proposed project meets the purpose of a planned development as provided in subsection A of this section; how the proposed project meets the purpose of the specific planned development zones; the overall project density as well as the density of land use components; land use mix and percentages; general vehicular and pedestrian circulation including the location and capacity of the facilities and connections internally and externally; and open space type, amount and location. Other site and development design criteria shall be reviewed at the Preliminary Plat stage.
- d. Review of Master Plan by Town Council: Upon receiving a recommendation from the Planning Commission and before enacting an amendment to the zoning ordinance, the Town Council shall hold a public hearing thereon. If approved, the rezoning becomes effective and the Master Plan becomes the official plan of the district, which will determine how the Preliminary Plat isare developed.

3. Preliminary Plat :

a. A preliminary plat must be approved THAT INCLUDES all phases of the developmentdevelopment. All planned developments will consist of a Master plan identifying a number of areas of the site with unique or individual land use types. Each of these areas, if developed separately, will require separate set of construction plans and a final plat approval if they are to be subdivided or preliminary and final site plan if they are for commercial use. The Final Plat for each subdivided phase must be consistent with the Preliminary Plat and the Master Plan or the Master Plan and/or Preliminary Plat must be revised and re-approved by the Town. The Preliminary Plat application must follow the process outlines in 11.02.060 Preliminary Plat Process and the format outlined in 11.02.070.

After the Preliminary Plat. has been formally reviewed and accepted by staff, recommended for approval by Planning Commission and approved by the Town council, the applicant shall submit Construction Plans for the improvement of specific phase(s) of the project. Construction Plans may be submitted concurrently with a Master Plan if desired. They shall follow the process and requirements outlined in 11.02.080 Construction Drawings.

b. If the project is to be developed in more than one phase, each phase of the development shall be submitted for separate construction plan and final plat approvals as outlined above. Any proposed change from the approved Master Plan, or Preliminary Plat may require approval of a revised Master Plan or Preliminary Plat, which, except where Town council approval is required, may be concurrent with approval of the Preliminary Plat.c. Final Plat Approval: If land subdivision was required for a phase or land use area, the applicant shall submit an application for final plat approval using the criteria and procedures required under the Town's subdivision ordinance 11.02.090 and 11.02.100. Covenants, conditions and restrictions are required to be submitted at this time.d. Submittal of Subsequent Phases:1. If the project is phased, each phase subsequent to the initial submittal shall be submitted according to the same requirements as the initial first phase, as outlined above. . Phases completed shall be shown with as built site renderings on the project locator map indicating what has been already developed.e. Amendments to Preliminary Plat: The Planning Commission shall make a recommendation to Town Council and the Town Council shall approve all amendments to the Preliminary Plat

4. Site Plan: A site plan shall be required for any of the following uses;

The site plan shows the development plan for an individual building site within a specific phase. If there is to be only one phase to the project and all buildings are to be located on one legal lot, a single site plan for the entire project will be permitted.

Site plans must meet all of the requirements for site plan review submittal. Single-family residential lots are not required to submit a site plan for planning commission review. Site plans shall be submitted for individual lots within a phase. More than one building may be contained on an individual lot. Site plans shall be submitted to the planning commission and shall meet all of the criteria for site plans as required. Site plan submittals for planned developments must also contain the following items:

- A. Provide a landscaping plan;
- B. Provide a plan showing how the lot relates to the approved Phase Plan including previously developed sites in the project, the location, required open space, ingress and egress to the lot from the rest of the phase and other adjacent land;
- C. Location of building(s); and
- D. Typical elevations.

Upon completion of the review process, recommendations shall be forwarded to the Town council for their consideration of the applicant's request for a development order.

- A. 1. Construction Drawings: Construction drawings must be reviewed and approved prior to construction.

The setback and height minimums and maximums listed below are intended to serve as a guide to the Planning Commission. Town council and the project developer in reviewing the standard requirements for development throughout the Town. Realizing that a specific planned development may vary significantly from these standards, through innovative and creative design, the Town council, upon recommendation from the planning commission, may adopt modifications to the above specifications as they see fit in order to provide harmony within a PD zone and as may be requested by the developer. Items of a life/safety nature (i.e., building separation as per fire code, and building code requirements) may not be modified. However, other elements of the plan may be approved according to the specific development plan, map and text being considered as a part of the PD zone change approval.

TABLE 1:

Base Density 1 Unit per Acre w/ 5% Open Space		
1.5 Units per Acre w/ 10% Open Space		
	2 Units per Acre w/ 20% Open Space	
		3 Units per Acre w/ 20% Open Space and 5% Contributed to Conservation Easement Area
Recreational Credit Items (Bold Items Credited to Open Space)		
100% Density Transfer Credit (Non Fee Public Access)		45% Density Transfer Credit (Recreation Fee Based Items)
Public Parks in excess of 3 acres.		Sports Complexes - such as: Baseball fields, soccer, Camping, equestrian facilities, Skate parks, BMX, water parks, Gun & archery clubs.
Trails; Bike, Pedestrian, Equestrian, ATV Access Trails leading to Public Lands.		
Ground donations for; Town, Churches, Schools, Building & Infrastructure for community benefit. Emergency Services, Fire, Ambulance, Police, Hospital.		Privately operated education center Such as nature center, museums.

TABLE 2: PLANNED DEVELOPMENT ZONE DIMENSIONAL
STANDARDS

	Zoning District
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	PDR	PDC	PDO
Project and Phase Dimensions:	None	None	None
Minimum Zone size (acres)	5	3	3
Base density (units/acre)	1	n/a	n/a
Minimum open space	5%	5%	5%
Minimum/maximum landscaped area	50%	50%	50%
Lot Area Dimension:			
Building setbacks, detached residences:			
Front setback	20 feet	-	-
Side setback	10 feet	-	-
Street side setback	20 feet	-	-
Rear setback	10 feet	-	-
Building setbacks, attached residences:			
Front setback	20 feet	-	-
Side setback	10 feet	-	-
Street side setback	20 feet	-	-
Rear setback	20 feet	-	-
Building setbacks, other uses:			
Front setback	20 feet	20 feet	20 feet
Side setback	10 feet	10 feet	10 feet
Street side setback	20 feet	20 feet	20 feet
Rear setback	10 feet	10 feet	10 feet
Minimum lot depth	100 feet	100 feet	100 feet
Principal building height	35 feet	35 feet	35 feet
Accessory building height	20 feet	20 feet	20 feet
Storefront development option:			
Front setback	None	None	None
		None	None

Side setback	None except 10 feet adjacent to residential districts	except 10 feet adjacent to residential districts	except 10 feet adjacent to residential districts
Street side setback	None	None	-
Rear setback	None	None	-
Minimum lot depth	100 feet	100 feet	-
Principal building height	35 feet	35 feet	-
Accessory building height	20 feet	20 feet	-
Minimum distance between buildings	10 feet	10 feet	-

AFTER REPEAL

10.10.120 Planned Development Zone

~~A. Purpose: The overall purpose of the planned development (PD) zone is to allow and encourage flexibility and creativity in the design and development of comprehensively planned projects, including but not limited to, cluster subdivisions that would not be possible under conventional zoning districts. The PD Zone requires creative and efficient subdivision designs that provide areas of open space and other desirable subdivision design features. The PD Zone is provided to promote efficiencies in the delivery of required infrastructure, facilities, and services, and reductions in initial subdivision development costs and long-term maintenance costs.~~

- ~~1. Provide for the planned, orderly, and efficient improvement of large, unique or strategically situated landholdings while protecting the natural open space, ecological, topographical, geological, and/or historic features which may exist, from damage which might occur from development permitted by conventional zoning and subdivision regulations. Such features may include, but are not limited to, steep slopes, soils, streams and other water bodies, and pasturelands, wetlands, floodplains, historic structures or sites, cultural features, and scenic views.~~
- ~~2. Encourage protected open space to be accumulated into larger contiguous open space tracts that may be linked throughout the community.~~
- ~~3. Allow for a more efficient and imaginative development of a specific property.~~
- ~~4. Permit property to be used in a manner not sanctioned by the existing zoning regulations in harmony with and without detriment to neighboring properties.~~
- ~~5. Provide a review process by the planning commission, which will allow them an opportunity to evaluate whether the proposed development will be in harmony with the character of the neighborhood in which the development is~~

located:

6. Encourage the best possible site plans and building arrangements under a unified plan of development rather than under lot-by-lot regulation. This may permit buildings to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale, and other public benefits.
 7. Encourage better land utilization, economy in the provisions of roads and utilities, and flexibility in design.
 8. Encourage ingenuity and resourcefulness in project and site planning and to assure the provision of park and recreation land and facilities for the use of the occupants of the development in order to obtain a more desirable environment.
 9. Encourage the mixing of uses as appropriate including housing, neighborhood commercial, office, institutional, and other compatible uses.
 10. Discourage clearly incompatible land uses and prevent conflicts where such uses cannot be physically separated by the use of buffer strips and open space; gradations in the intensity of use, control of traffic patterns (through the arrangement of streets), the arrangement of uses in relation to topography, and other means.
 11. Facilitate more affordable and efficient housing by providing possibilities for cost savings in infrastructure, installation costs, and energy costs through clustering of dwellings and other structures, and other means.
 12. Encourage pedestrian circulation within the project and connections with adjacent land uses.
 13. Provide long-range stability in the planning of public facilities and services for the area through the use of a master plan specifying the arrangement and schedule of the various lands use components and project phases.
- B. Types of Planned Development Zones: This section authorizes the following types of planned developments:

PDR Planned development residential zone

PDC Planned development commercial zone

PDO Planned development office zone

Opportunities for mixed use are provided for within each type of planned development zone. See the subsections of this section pertaining to each zone for details relating to mixed-use opportunities.

- C. Location and Siting of Planned Development: Planned developments are most appropriately located in developing areas where innovative site planning will have a positive impact on other adjacent developments and accomplish objectives of the Town's general plan.
- D. Designing a Planned Development Zone: The design of a planned development is a creative exercise that requires the designer to select from an array of elements available to assemble the development. A planned development project may consist of five (5) separate components. The required components will vary depending upon the elements planned for the project.
 1. Preliminary Master Plan: General concept designed to elicit preliminary

~~feedback from staff and Planning Commission.~~

- ~~2. Master Plan: The overall concept plan/zoning plan for the development, locking in land uses, proposed circulation, and other elements.~~
- ~~3. Phase Plan: Individual phase(s) of the development.~~
- ~~4. Preliminary Plat: Layout of individual lot(s) or parcel(s) within a phase.~~
- ~~5. Construction Drawings: Construction drawings for items requiring review and approval by the utility providers, Town engineer and others.~~

~~E. Planned Development Residential Zone (PDR)~~

- ~~1. General Purpose and Description: The PDR district allows residential development in a manner open to and advocating innovation in design and layout. The principal uses of land in this district are residential with related recreational, cultural, neighborhood commercial and educational facilities normally required in providing the basic elements of a balanced, orderly, convenient, and attractive residential area.~~
- ~~2. Location of PDR Zones: PDR zones may be located where sufficient land and infrastructure exist or are planned which will allow for a development that meets the standards and requirements of this subsection. Planned developments should not be proposed on vacant lots lying between other single-family dwellings or single family developments.~~
- ~~3. Permitted Uses: No structure or land shall be used except for one or more of the following:-~~

~~Town facilities, including fire protection facilities, public works facilities, etc;~~

~~Detached units, including standard large lot single-family detached residences, zero lot line residences and cluster housing;~~

~~Townhouses. Conditional Uses: The following conditional uses may be approved at time of Final Plan or Phase plan. If a use changes from that approved, an amendment will be necessary. Assisted living or independent living care; Churches, with attendant educational and recreational buildings; Clubs, private and public, including, but not limited to, golf and country clubs; Home occupations as defined herein and approved by the planning commission. Neighborhood commercial uses in PDR zone under the following conditions:~~

- ~~a. Mixed uses (i.e., commercial, office or residential) within the same building or on the same site. The minimum and maximum component of each use and types of uses within the development to be recommended by planning commission and approved by Town Council;~~
- ~~b. Provide sidewalks, at such widths as may be approved by the planning commission, and which will connect the pedestrian system within the project to sidewalks in existing development areas outside the project area;~~
- ~~c. Residential units above retail space are not included in density count;~~

~~but layout and numbers must be approved by planning commission;
also parking and access issues must be addressed;~~

~~Public libraries; Public utility structures, including distribution lines,
transformer stations, transmission towers, telephone exchanges and other
similar uses and structures; except warehouses, storage buildings, vehicle
maintenance, truck or road equipment storage, radio and television studios and
cell towers; Schools (private or public), offering general educational courses
similar to public elementary schools, high schools, and colleges, Timeshares
/fractional interests.~~

4. ~~Dimensional Requirements: See table 2 of this section for dimensional requirements.~~

F. ~~Planned Development Commercial Zone (PDC)~~

1. ~~General Purpose and Description: The PDC zone provides for primarily commercial development in a manner encouraging innovation in site design and layout. The principal uses of land in this district are commercial with related facilities normally required to provide the basic elements of a balanced, orderly, convenient, functional, and attractive commercial area.~~
2. ~~Location of PDC Zones: PDC zones should be located adjacent to a major arterial roadway and be centrally located to serve a wide area of the community.~~
3. ~~Permitted Uses: No building, structure, or land shall be used except for one or more of the following uses:~~

~~Bank or other similar financial institution;~~

~~City facilities, including fire protection facilities, public works facilities, etc.;~~

~~Convention center, meeting facility or other similar use;~~

~~Hotel, motel or bed and breakfast;~~

~~Recreation building or land including theaters;~~

~~Restaurant, including a dining club or other eating or drinking establishment;~~

~~Retail sales and the servicing or repair of items sold at retail, not including servicing or repair of automobiles;~~

~~Trade shop or service business such as shoe repair, dry cleaning or laundering service; pressing, altering, or tailoring of wearing apparel; radio, TV or appliance repair; watch or jewelry repair; barber or beauty shop.~~

4. ~~Conditional Uses: The following conditional uses may be approved at time of Phase Plan or Master Plan. If a use changes from that approved, an amendment will be necessary.~~

~~Accessory structure;~~

~~Ambulance service;~~

~~Auto repair, completely enclosed;~~

~~Daycare facility;~~

~~Mixed uses (i.e., commercial, office or residential) within the same building or on the same site. (The minimum and maximum component of each use and type of uses within the development to be approved by the planning commission. Office and residential uses must clearly be subordinate to the principal commercial use.);~~

~~Off street parking facilities;~~

~~Office, not including a wholesale outlet or storage of commodities;~~

~~Parking lot or garage as a principal use;~~

~~Public utility structure and lands;~~

~~Self-service laundry, laundry or dry cleaning processing facility.~~

5. ~~Dimensional Requirements: See table 2 of this section for general dimensional requirements.~~

~~G. Planned Development Office Zone (PDO)~~

1. ~~General Purpose and Description: The PDO zone provides for primarily office development in a manner encouraging innovation in design layout. The principal uses of land in this district are office with related facilities normally required to provide the basic elements of a balanced, orderly, convenient, functional, and attractive office area.~~
2. ~~Location of PDO Zone: PDO zones are most suitably located on arterial or nonresidential collector streets between uses of higher and lower intensity or in areas where other office uses are located. PDO zones can serve as an effective transitional area between a more intensive use, such as commercial or light industrial and residential uses. PDO zones should not be located at major street intersections but are more suitably sited in mid-block areas or interior areas of sites.~~
3. ~~Permitted Uses: No building, structure, or land shall be used except for one or more of the following:~~

~~Business service such as photocopying and related services, dental laboratory, or temporary employee service;~~

~~City facilities, including fire protection facilities, public works facilities, etc.;~~

~~Daycare facility;~~

~~Fine arts or performing arts studio or school;~~

~~Hospital or public health center;~~

~~Institution of higher education (college);~~

~~Library;~~

~~Medical or dental office or clinic;~~

~~Museum or art gallery;~~

~~Office, not including a wholesale outlet or storage of commodities;~~

~~Veterinary clinic or hospital (small animals only and in a completely enclosed building).~~

4. ~~Conditional Uses: The following conditional uses may be approved at the time of Phase Plan or Master Plan. If a use changes from that approved, an amendment will be necessary:~~

~~Accessory retail uses clearly subordinate to the principal use. Such uses shall be limited to the first floor and may not be established in separate buildings. The minimum and maximum component of each use to be approved by the planning commission. Examples include banks, newsstands, pharmacies, coffee shops, dry cleaners (without on-site cleaning plant), clothing store, and other similar uses approved by the Planning Commission.;~~

~~Ambulance service as an accessory use;~~

~~Church or other religious, fraternal, or social organizations;~~

~~Funeral home or crematorium;~~

~~Nursing or personal care home;~~

5. ~~Dimensional Requirements: See table 2 of this section for dimensional requirements:~~

- H. ~~Planned Development Standards and Requirements: All planned developments, in addition to meeting the intent of this section, as detailed in subsection A of this section, shall meet the following standards and such other requirements as are set forth with respect to each of the three (3) permitted types of uses. Setback standards specifically may be modified to allow creative development to occur provided a recommendation from the Planning Commission and motion from Town Council at the Master Plan~~

stage approving the request for such modifications is approved.

1. General Standards and Requirements:

- a. ~~Preservation of Features: The development shall be compatible with existing topography of the land and shall preserve any unusual topography or natural features. Requests to waive this standard must be accompanied by a certified engineering report indicating that the proposed development is a significant community need that transcends the need to preserve the topography and/or features.~~
- b. ~~Design Focus: The development shall utilize design and development features that would not be possible by the application of lot by lot zoning regulations.~~
- c. ~~Land Disturbance: No alteration or disturbance of land in a planned development district or the natural or cultural resources thereon shall be permitted until the Master Plan has received approval from Town Council, preliminary plat or site plan and construction plans has been approved. Any subsequent land disturbance must be consistent with the approval granted by the Town Council.~~
- d. ~~Subdivision Regulations: Land within a planned development shall be treated in its entirety as a subdivision and thus subject to the provisions of the Town of Apple Valley subdivision regulations, except as follows:~~
 - (1) ~~Preliminary and Final plats shall follow the procedures and meet all of the requirements of the Town's subdivision ordinance which shall be supplemented by the requirements of this subsection. Wherever there is a conflict between the provisions of the subdivision ordinance and this ordinance, the more restrictive shall apply.~~
 - (2) ~~Each planned development project in the approval process will identify how the property is intended to be subdivided; whether it will be a PDR, PDC, PDO, traditional subdivision, condominium or a combination of the above. This information is important, as it will affect the procedures required for formal approval of the project and subdivision of the land.~~
- e. ~~The Master Plan approved and adopted by the Town Council pursuant to this section is intended to be utilized as a final plan in relation to the zoning, regulation, and development of properties designated therein. The design guidelines and standards approved and adopted by the Town Council pursuant to its adoption of the planned development Master Plan shall control and regulate the development and construction within the project. To the extent that the Master Plan does not specify the design or other standards applicable to the planned development, the generally adopted Town standards and specifications shall apply.~~

- f. ~~Intereconnectivity of Phases/Development Components: Each phase of the project shall not be isolated from adjacent phases or development components. Each phase shall be served by at least one public roadway that shall connect to all adjacent phases or development components. In addition, each phase or development components adjacent to land outside of the project boundary shall connect to such adjacent land if such a connection is available. If one phase cannot reasonably be connected to another via a public roadway, then a private road or drive shall be required. Such a private road must be open to the public at all times for travel to the adjacent phase area. The project must contain a minimum of two (2) primary access points from the outside. Any deviation from the requirement of two (2) primary access points must be recommended by the planning commission and approved by the Town Council.~~
- g. ~~Calculation of Density: Land uses for open space, common areas, and interior streets, drives, sidewalks, and other circulation ways may be included as part of the land area used for determining the number of dwelling units allowed, or the amount of required land. Land characterized by flood way, steep slopes, wetlands, or other un-buildable or sensitive lands may not be included as part of the land area for density calculations, including lands with a slope factor of 20% or greater overall slope, except that a twenty five percent (25%) density provision may be applied to the buildable portion of the development. Therefore, twenty five percent (25%) of the land area of the un-buildable area may be added to the buildable portion of the property to increase net density. Density is calculated for the project and for individual phases. Within phases, density for a specific phase may exceed that permitted provided that the overall density for the project meets the required maximum density. The phase with the highest density may not be the first phase developed. See Table 1.~~
- h. ~~General Private Deed Covenants: The entire planned development district shall be made subject to appropriate covenants, conditions and restrictions that shall be recorded as running with the land to assure the continuance and maintenance of the planned development in accordance with the approved plans and approved uses. See subsection h.2. "Ownership and Management Standards and Requirements", of this subsection for additional requirements and information. A copy of any covenants, conditions and restrictions must be submitted to Town to ensure that there is no conflict with zoning ordinance.~~

2. ~~Ownership and Management Standards and Requirements:~~

- a. ~~Ownership and Management Control:~~
 - (1) ~~Initial Ownership: If the property located in a planned development shall be owned individually or jointly, where the property is not intended to be resold in separate parcels, the~~

property shall be made subject to permanent covenants, conditions and restrictions requiring that the property be built and operated consistent with the approved planned development zone.

- (2) ~~Subdivided Properties: Properties in a planned development zone that are intended to be subdivided and sold in separate ownership shall be made subject to covenants, conditions and restrictions which shall require that the property be built and maintained consistent with the requirements of the planned development zone for the property. If the property shall have commonly owned properties, they shall be owned by an appropriate owners' association who shall be responsible for the ownership and maintenance of the project, consistent with the requirements of the zone. In this event, the owners' association shall be separately incorporated as a Utah nonprofit corporation with appropriate articles of incorporation and bylaws, and a declaration of covenants, conditions and restrictions that are subject to the approval of the town attorney of the Town of Apple Valley as being legally sufficient. In the event that the property shall be a condominium project, the property shall be made subject to a declaration of condominium and other documentation prepared pursuant to the requirements of the Utah Condominium Ownership Act and shall include a provision that the owners' association thereof shall manage the property consistent with the requirements of the planned development zone. Any property in a planned development zone that is intended for subdivision shall also comply with the requirement's of the Town of Apple Valley subdivision ordinance.~~

- (3) ~~Owner/Developer Responsibilities: Initial owners/developers of PD projects are responsible for the following elements of the project:~~

- (A) ~~Development and Maintenance: Development and maintenance of general common areas (this may be accomplished through the establishment of an owners' association, which the developer shall agree to manage until 75 percent of the lots or units are sold, at which point the responsibility will be turned over to the owners). Developer shall subsidize the association, until its financially able to function on its own.~~

- (a) ~~In the case of condominiumization or subdivision of the property, the developer~~

~~shall deed the common areas to the owners' association, free and clear of all liens or encumbrances, or in the case of a blanket lien, the lender shall subordinate its security interest in the project to the planned unit development or condominium plan. This shall be reflected in the declaration of covenants, conditions and restrictions (or declaration of condominium, as the case may be) that shall require this to be accomplished upon completion of construction of the project, provided that if at least forty percent (40%) of the units in the project have been sold, the developer shall also be required to make this conveyance. The Town of Apple Valley shall not be responsible to the unit or lot owners in the event that the conveyance is not actually made, but the documentation shall provide for this requirement, which shall confer upon any purchasing unit owners the right to enforce the deeding of the common areas as required just above.~~

- ~~(B) Arterials, Roadways, Related Infrastructures: Development of arterial and other major roadways and related infrastructures serving the development including the extension of utilities to serve the development including stubbing utilities and roads to adjacent properties as needed.~~
- ~~(C) Development of Management Plan: Development of a management plan including management association setup, and related responsibilities to assure that ownership and management standards are met in full.~~
- ~~(D) Approvals and Conditions: Obtain all approvals and comply with all conditions related to the PD and its elements.~~
- ~~(E) Landscaping and Open Space: All overall requirements such as landscaping and open space meet PD requirements.~~
- ~~(F) Change of Ownership: Any conditions attached to an approved PD plan or subdivision plat shall not lapse or be waived as a result of any subsequent change in tenancy or ownership of said land.~~

~~3. Infrastructure Standards and Requirements: Water, sewerage, street, electric,~~

~~and other required infrastructure shall be provided according to the requirements of the Town of Apple Valley subdivision ordinance and Town, Water District, sewer district and all utility companies construction design standards, or as may be recommended by the planning commission and approved by the Town Council for other purposes. Exceptions to Town standards and subdivision requirements relating exclusively to roadway design standards and layout must be supported by appropriate studies and approved by the Town Council pursuant to its adoption of the Master Plan and shall control and regulate the development and construction within the project as guidelines and standards specific to the project. The following infrastructure requirements are required as a part of all PD developments:~~

- ~~a. Roads/Streets: All interior streets and roads may be owned and maintained by the owners association of the development upon recommendation of the planning commission and approval of the Town Council. Private ownership of roads must be outlined in the Master Plan. All interior streets and roads must meet the Design standards and specifications for roads for the Town of Apple Valley as well as the following:~~
 - ~~(1) The Town requires interior streets and sidewalks through the development and require that the interior streets and sidewalks connect to existing street and sidewalk infrastructure of the Town, unless otherwise approved in the Master Plan. (Town of Apple Valley standards and specification's)~~
 - ~~(2) The provision and/or design of streets is subject to review and a recommendation by the planning commission and approval of the Town Council, which may require or allow modifications to the location, layout, or capacity of roads or attach additional requirements such as turn lanes, traffic circles, wider or narrower right of way, pavement widths, medians, traffic calming features, etc., and provided that such modifications meet generally accepted traffic engineering and planning principles that can be justified by the applicant (based upon appropriate traffic engineering studies) and/or verified by the Planning Commission. Such modifications and exceptions must be outlined as part of the Master Plan.~~
- ~~b. Sidewalks: Sidewalks shall be provided according to the requirements of the Town of Apple Valley's specifications and standards. Sidewalks will be owned and maintained by the owners association or the Town, as outlined in the Master Plan.~~
- ~~c. Parking:~~
 - ~~(1) Conflict between Provisions: Wherever there is a conflict between the provisions of AVL 10.16 "Off Street Parking Requirements", and this subsection, the more restrictive shall govern unless otherwise recommended by the planning~~

commission and approved by the Town council.

- (2) ~~Spaces Physically Separated:~~ Spaces calculated for residential units, commercial uses, and other permanent spaces shall be physically separated and dedicated exclusively for that use, excluding mixed use components.
- (3) ~~Shared Parking:~~ A shared parking plan may be submitted which indicates a shared parking formula and supporting information. Up to thirty percent (30%) of the total combined required parking may be waived with an approved plan.
- (4) ~~Location of Parking:~~ Parking for PD developments shall be located to the rear, a mixture of side and rear, or underground.
- (5) ~~Illumination of Parking:~~ All parking areas shall be illuminated with light to be focused down so as to provide appropriate visibility and security during hours of darkness using technology and fixtures that will not create a nuisance to other uses within the PD development nor to uses adjacent or nearby the PD development. Wherever there is a conflict between the provisions of AVL 10.26 "Outdoor Lighting Ordinance," and this subsection, the more restrictive shall govern unless otherwise recommended by the Planning Commission and approved by the Town Council.

d. ~~Utilities:~~ All utility lines in a PD project shall be placed underground.

- 4. ~~Landscaping Standards and Requirements:~~ Minimum standards for landscaping in PD developments are necessary to ensure that higher standards of site planning are realized and to tie the separate elements of the mixed development together.

The Town has certain water conservation requirements it is passing on to Builders and individual homeowners. In general, area homeowners in the past have utilized approximately fifty percent of their water consumption outdoors. Non-residential activities also tend to use substantial amounts of water outdoors. For these reasons, landscaping is an important aspect of creating a water-efficient community.

A landscaping concept, which is intended to transform typical landscaping techniques, known as "Xeriscape" is a water-efficient landscape concept that involves landscaping with drought-tolerant plants that are either native to the region or suitable to the climate and then providing irrigation to those plants appropriately. Native plants normally get all or most of their water from rainfall. Thirsty plants from other climates often demand much more water and, therefore, are not suitable for use in this type of landscape.

- 5. ~~Landscape Concept/Theme:~~

a. ~~A landscaping plan must be submitted as part of the Master Plan. The level of detail is general in nature illustrating themes, locations and~~

other elements within the overall project. This can be a separate plan or may be integrated with the Master Plan requirements as part of the Master Plan submittal. The Preliminary Plat shall show landscaping in more detail, but calculations and landscape details shall be part of the construction drawings for each phase.

- b. Entry points to the development shall be landscaped in an attractive manner using plant specimens utilized throughout the remainder of the development.
 - c. Landscaping shall be provided adjacent to all buildings and structures including solid waste receptacles.
 - d. For commercial developments, the area between the curb and the setback line shall be landscaped except for areas where the sidewalk extends from the curb to the front of the building, and is part of the sidewalk plan approved by the Planning Commission.
 - e. A minimum of forty percent (40%) of the project open space shall be landscaped utilizing Xeriscaping and traditional landscaping, or non-Xeriscaping, may account for ten percent (10%) of the total landscaping. Xeriscaping is encouraged and permitted to be utilized in order to meet the minimum landscape percentage requirement.
 - f. Up to fifty percent (50%) of areas allowing general public access may be used to meet landscaping requirements detailed in this section, this credit must be recommended by the Planning Commission and approved by the Town Council.
 - g. See general open space requirements below for additional landscaping requirements.
 - h. Deviations from these requirements may be approved upon recommendation of the Planning Commission and approval of the Town Council, based upon special circumstances enumerated in the recommendation and approval of the deviation.
6. Open Space Standards and Requirements: Common open space is an important element in any planned development serving to provide resting and gathering places, recreation areas, aesthetic complements, storm water percolation areas, and other purposes. Open space for the purpose of the PDR district shall be defined as a portion of a lot or other area of land associated with and adjacent to a building or group of buildings in relation to which it serves to provide light and air, scenic, recreational, resting, or similar purposes. Such space shall, in general, be available for entry and use by the occupants of the building(s) with which it is associated, and at times to the general public. Open space may include a limited proportion of space so located and treated as to enhance the amenity of development by providing landscaping features, screening or buffering for the occupants or adjacent landowners, or a general appearance of openness. **ROADS ARE NOT PART OF OPEN SPACE CALCULATIONS.**

- a. General Open Space Requirements:

(1) ~~Naturally Occurring Open Areas:~~

(A) ~~Naturally occurring open areas are untouched or undeveloped areas existing in their natural state. Examples include slopes, riparian areas, floodplains, washes, and lava beds. The qualification of lands as naturally occurring areas in proposed developments is through the recommendation of the Planning Commission and approval of Town Council based upon site visits, maps, drawings, pictures, etc. Naturally occurring open areas are excluded from total open space and landscaping requirements of the proposed development.~~

(B) ~~If naturally occurring areas are deemed appropriate for development by the Town then landscaping and open space requirements, as defined herein, apply to said area to be developed.~~

(2) ~~Common Open Space Areas:~~

(A) ~~Five percent (5%) of developed area must be dedicated as common open space as defined in this section. Specifically, common open space areas do not include areas where a charge may be made for use, such as a golf course, or access is limited due to runoff, such as retention basins or other areas that may be deemed restrictive as determined by the planning commission and Town council.~~

(3) ~~Open Space Substitutions: Pedestrian and bicycle amenities may substitute for required open space in the following manner:~~

(A) ~~Dedicated bike path connecting to existing or planned bike route.~~

(B) ~~Open pedestrian bridge.~~

(C) ~~Raised pedestrian deck.~~

~~Each amenity may be substituted with a one to one (1:1) ratio related to square feet up to fifty percent (50%) of required open space.~~

7. ~~Non-residential Standards and Requirements:~~

a. ~~Location: Location of commercial phases shall be concentrated for maximum pedestrian convenience and located for easy accessibility by residents of the zones, workers within the zones, and visitors. It is highly preferable that commercial uses maintain a street presence in a traditional storefront configuration. Other acceptable locations include the lobby of a building containing other allowable uses. Strip commercial with front parking is generally not acceptable.~~

b. ~~Common Walls: Common walls between residential and nonresidential uses are required to be constructed so as to minimize~~

~~the transmission of noise.~~

- ~~e. Nuisances: No commercial use shall be designed or operated so as to expose residential uses to offensive odors, dust, electrical interference, and/or vibration.~~
- ~~d. Outdoor Lighting: All outdoor lighting associated with commercial uses shall be designed so as not to adversely impact surrounding residential uses, while also providing a sufficient level of illumination for access and security purposes. Such lighting shall not be directed toward residential units and shall not include lighting that blinks, flashes, oscillates, or is of unusual brightness or intensity. Outdoor lighting will be directed downward unless otherwise approved in order to ensure the integrity of the night sky and preclude negative effects on surrounding property owners.~~
- ~~e. Finishing Materials: Nonresidential planned development shall utilize masonry or decorative wood exterior finishing materials for, at a minimum, the front and sides of the building. If the rear of a building faces a public street or road, this side shall utilize a masonry or decorative wood exterior finish as well. Acceptable masonry finishing materials include brick, stucco, natural or cultured stone, decorative concrete, or terrazzo tile. Unfinished concrete, cinder block, metal panels, plywood, Masonite, and vinyl siding are not acceptable finishes.~~

~~I. Application Procedures and Requirements PD projects have five (5) distinct elements:~~

- ~~1. Preliminary Master Plan: Preliminary Master Plan review by staff is required and applicants are strongly encouraged, but not required, to submit the Preliminary Master Plan for review by the Planning Commission. Preliminary Master Plans provide a general concept of the project. There are no specific requirements for a Preliminary Master Plan because this step is provided solely for the benefit of the applicant to get an initial review and response to the project by staff and the Planning Commission. The level of detail is low because the applicant is seeking a general reaction to the concept and does not need to spend large amounts of money on detailed engineering drawings. However, it would be useful for the Preliminary Master Plan to indicate land use distribution, open space, circulation systems, a summary of residential and nonresidential density, and other major elements.~~
- ~~2. Master Plan: The Master Plan is the plan for the development of the entire planned development. The Master Plan shall identify the proposed general circulation/transportation facilities, land uses and proposed densities, and open spaces and natural site features to be preserved between phase locations. If only one phase of the project is proposed, the project must combine the requirements of the Master Plan and Phase Plans into one submittal. Proposed major streets and other circulation infrastructure along major corridors including sidewalks must be clearly indicated on the plan.~~

The Master Plan shall consist of a professionally designed schematic plan indicating the layout of the development and appropriate written text. Fifteen (15) copies of each graphic and written text in eleven inch by seventeen inch (11" x 17") format; and two (2) color renderings of the plan on thirty-six inch by forty-eight inch (36" x 48") clay coat or similar heavy-duty paper shall be submitted to the Town for review and approval. This plan shall contain the following elements:

a. Master Plan Elements:

- (1) Identify the boundary of the project property;
- (2) Provide a delineation of phases (if applicable) and acreage associated with each phase;
- (3) Indicate total project site area and area by type of land use (i.e., residential, commercial, industrial, office, open space, utilities and right of way, other);
- (4) Indicate proposed land uses including square footage or acreage and percentage of each component;
- (5) Indicate the number of residential units and/or square footage of floor area of nonresidential uses by type (i.e., commercial and office);
- (6) Indicate the density of uses within each land use component or phase using units per acre for residential uses and floor area ratio (FAR) for nonresidential components;
- (7) Show a proposed vehicular and pedestrian circulation plan including entrances and exits and connections to vehicular and pedestrian facilities external to the project property. The project must have a reasonable mix of public and private roadways to maximize circulation efficiency (proposed right of way width and width of roadway must be shown);
- (8) Show existing natural features of the site including rivers, lakes, ponds, streams, wetlands, steep slopes, mature trees and tree stands, topography at contour intervals of two feet (2'), and other natural features;
- (9) Show where proposed open space will be provided by type of open space/landscaping area, community green, plaza, formal or informal garden, natural area set aside. Indicate proposed square footage or acreage and percentage of open space as a part of total project, also indicate where public open space will be provided and limits on accessibility;
- (10) Indicate location of landscaping and buffers and lighting plan; and
- (11) Typical elevations.

b. Rezoning Application: In addition, the applicant shall provide a complete rezoning application and a cover letter requesting review of the Master Plan. The Master Plan shall be reviewed by staff and

~~discussed in an informal meeting with the applicant to examine potential areas of nonconformity. Staff, upon review of the plan, will determine whether the project meets the intent of the district and includes the required elements. If the project does not meet with the intent or lacks required elements, staff may reject the Master Plan and notify developer of where deficiencies exist so corrections may be made. However, should the plan meet the intent and contain the required elements, staff will accept the Master Plan and provide the applicant with suggestions for changes and modifications, if any, that will prepare the applicant for the submittal of Phase Plans. While the applicant may ask for more than one Master Plan review, at least one review is mandatory.~~

- ~~e. Review of Master Plan by Planning Commission: After staff officially accepts the Master Plan (completed application submitted and full review by staff completed), the plan will be placed on the Planning Commission agenda provided that the date the plan is officially accepted by staff is two (2) full weeks (14 days) prior to the Planning Commission meeting. The Planning Commission shall review the Master Plan and make a recommendation on the plan and the rezoning of the property. The Planning Commission shall review the plan for the following elements: how the proposed project meets the purpose of a planned development as provided in subsection A of this section; how the proposed project meets the purpose of the specific planned development zones; the overall project density as well as the density of land use components; land use mix and percentages; general vehicular and pedestrian circulation including the location and capacity of the facilities and connections internally and externally; and open space type, amount and location. Other site and development design criteria shall be reviewed at the Preliminary Plat stage.~~
- ~~d. Review of Master Plan by Town Council: Upon receiving a recommendation from the Planning Commission and before enacting an amendment to the zoning ordinance, the Town Council shall hold a public hearing thereon. If approved, the rezoning becomes effective and the Master Plan becomes the official plan of the district, which will determine how the Preliminary Plat isare developed.~~

3. Preliminary Plat:

~~a. A preliminary plat must be approved THAT INCLUDES all phases of the developmentdevelopment. All planned developments will consist of a Master plan identifying a number of areas of the site with unique or individual land use types. Each of these areas, if developed separately, will require separate set of construction plans and a final plat approval if they are to be subdivided or preliminary and final site plan if they are for commercial use. The Final Plat for each subdivided phase must be consistent with the Preliminary Plat and the Master Plan or the Master Plan and/or Preliminary Plat must be revised and re-approved by the Town. The Preliminary Plat application must follow the process outlines in 11.02.060 Preliminary Plat Process and the format outlined in 11.02.070.~~

~~After the Preliminary Plat has been formally reviewed and accepted by staff, recommended for approval by Planning Commission and approved by the Town council, the applicant shall submit Construction Plans for the improvement of specific phase(s) of the project. Construction Plans may be submitted concurrently with a Master Plan if desired. They shall follow the process and requirements outlined in 11.02.080 Construction Drawings.~~

~~b. If the project is to be developed in more than one phase, each phase of the development shall be submitted for separate construction plan and final plat approvals as outlined above. Any proposed change from the approved Master Plan, or Preliminary Plat may require approval of a revised Master Plan or Preliminary Plat, which, except where Town council approval is required, may be concurrent with approval of the Preliminary Plat.~~
~~c. Final Plat Approval: If land subdivision was required for a phase or land use area, the applicant shall submit an application for final plat approval using the criteria and procedures required under the Town's subdivision ordinance 11.02.090 and 11.02.100. Covenants, conditions and restrictions are required to be submitted at this time.~~
~~d. Submittal of Subsequent Phases: 1. If the project is phased, each phase subsequent to the initial submittal shall be submitted according to the same requirements as the initial first phase, as outlined above. . Phases completed shall be shown with as built site renderings on the project locator map indicating what has been already developed.~~
~~e. Amendments to Preliminary Plat: The Planning Commission shall make a recommendation to Town Council and the Town Council shall approve all amendments to the Preliminary Plat~~

4. Site Plan: A site plan shall be required for any of the following uses;

The site plan shows the development plan for an individual building site within a specific phase. If there is to be only one phase to the project and all buildings are to be located on one legal lot, a single site plan for the entire project will be permitted.

Site plans must meet all of the requirements for site plan review submittal. Single-family residential lots are not required to submit a site plan for planning commission review. Site plans shall be submitted for individual lots within a phase. More than one building may be contained on an individual lot. Site plans shall be submitted to the planning commission and shall meet all of the criteria for site plans as required. Site plan submittals for planned developments must also contain the following items:

- A. Provide a landscaping plan;
- B. Provide a plan showing how the lot relates to the approved Phase Plan including previously developed sites in the project, the location, required open space, ingress and egress to the lot from the rest of the phase and other adjacent land;
- C. Location of building(s); and
- D. Typical elevations.

Upon completion of the review process, recommendations shall be forwarded to the Town council for their consideration of the applicant's request for a development order.

- A. 1. Construction Drawings: Construction drawings must be reviewed and approved prior to construction.

The setback and height minimums and maximums listed below are intended to serve as a guide to the Planning Commission. Town council and the project developer in reviewing the standard requirements for development throughout the Town. Realizing that a specific planned development may vary significantly from these standards, through innovative and creative design, the Town council, upon recommendation from the planning commission, may adopt modifications to the above specifications as they see fit in order to provide harmony within a PD zone and as may be requested by the developer. Items of a life/safety nature (i.e., building separation as per fire code, and building code requirements) may not be modified. However, other elements of the plan may be approved according to the specific development plan, map and text being considered as a part of the PD zone change approval.

TABLE 1:-

Base Density 1 Unit per Acre w/ 5% Open Space		
1.5 Units per Acre w/ 10% Open Space		
	2 Units per Acre w/ 20% Open Space	
		3 Units per Acre w/ 20% Open Space and 5% Contributed to Conservation Easement Area
Recreational Credit Items (Bold Items Credited to Open Space)		
100% Density Transfer Credit (Non Fee Public Access)		45% Density Transfer Credit (Recreation Fee Based Items)
Public Parks in excess of 3 acres:	-	Sports Complexes- such as: Baseball fields; soccer, Camping; equestrian facilities; Skate parks, BMX; water parks, Gun & archery clubs.
Trails; Bike, Pedestrian; Equestrian, ATV Access Trails leading to Public Lands:		
Ground donations for; Town, Churches; Schools, Building & Infrastructure for community benefit. Emergency Services; Fire, Ambulance; Police, Hospital:		Privately operated education center Such as nature center; museums.

TABLE 2: PLANNED DEVELOPMENT ZONE DIMENSIONAL
STANDARDS

	Zoning District	

PDR	PDC	PDO	
Project and Phase Dimensions:	None	None	None
Minimum Zone size (acres)	5	3	3
Base density (units/acre)	1	n/a	n/a
Minimum open space	5%	5%	5%
Minimum/maximum landscaped area	50%	50%	50%
Lot Area Dimension:			
Building setbacks, detached residences:			
Front setback	20 feet	-	-
Side setback	10 feet	-	-
Street side setback	20 feet	-	-
Rear setback	10 feet	-	-
Building setbacks, attached residences:	-	-	-
Front setback	20 feet	-	-
Side setback	10 feet	-	-
Street side setback	20 feet	-	-
Rear setback	20 feet	-	-
Building setbacks, other uses:	-	-	-
Front setback	20 feet	20 feet	20 feet
Side setback	10 feet	10 feet	10 feet
Street side setback	20 feet	20 feet	20 feet
Rear setback	10 feet	10 feet	10 feet
Minimum lot depth	100 feet	100 feet	100 feet
Principal building height	35 feet	35 feet	35 feet
Accessory building height	20 feet	20 feet	20 feet
Storefront development option:	-	-	-
Front setback	None	None	None
	None except	None	None

Side setback	10 feet adjacent to residential districts	except 10 feet adjacent to residential districts	except 10 feet adjacent to residential districts
Street side setback	None	None	-
Rear setback	None	None	-
Minimum lot depth	100 feet	100 feet	-
Principal building height	35 feet	35 feet	-
Accessory building height	20 feet	20 feet	-
Minimum distance between buildings	10 feet	10 feet	-

B.

SECTION 2: **ADOPTION** “10.10.121 Purpose And Objectives” of the Apple Valley Land Use is hereby *added* as follows:

BEFORE ADOPTION

10.10.121 Purpose And Objectives (Non-existent)

AFTER ADOPTION

10.10.121 Purpose And Objectives(*Added*)

A. Purpose. The planned development overlay zone is a floating zone that is unmapped until applied to specific property in accordance with the provisions of this chapter. It is intended to allow development design flexibility, integration of mutually compatible uses, consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, a planned development should be planned as one complex land use with a common architectural design theme that provides variety with architectural compatibility, rather than as an aggregation of individual, unrelated buildings located on separate, unrelated lots.

B. Objectives. Objectives to be accomplished under the provisions of this chapter include:

1. Create more attractive and desirable environments within the Town.
2. Allow a variety of housing types in one development project.
3. Encourage variety in physical development patterns, including flexibility in building location.
4. Preserve open space for visual enjoyment and recreational use.
5. Encourage development on a large scale, since the purposes of a planned development can be best realized in large scale developments.

SECTION 3: **ADOPTION** “10.10.122 Scope” of the Apple Valley Land Use is hereby *added* as follows:

BEFORE ADOPTION

10.10.122 Scope (Non-existent)

AFTER ADOPTION

10.10.122 Scope(*Added*)

- A. The requirements of this chapter shall apply to any planned development within the Town. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this Code, or other laws except to the extent such provisions are altered by the requirements of this chapter.

SECTION 4: **ADOPTION** “10.10.123 Minimum Acreage” of the Apple Valley Land Use is hereby *added* as follows:

BEFORE ADOPTION

10.10.123 Minimum Acreage (Non-existent)

AFTER ADOPTION

10.10.123 Minimum Acreage(*Added*)

- A. The planned development overlay zone shall be applied only to projects consisting of at least five acres.

SECTION 5: **ADOPTION** “10.10.124 Use In Combination With Underlying Zone” of the Apple Valley Land Use is hereby *added* as follows:

BEFORE ADOPTION

10.10.124 Use In Combination With Underlying Zone (Non-existent)

AFTER ADOPTION

10.10.124 Use In Combination With Underlying Zone(*Added*)

The planned development overlay zone may be used in combination with any zone subject to the requirements of this chapter.

- A. Provisions supplementary. The provisions of the planned development overlay zone shall be supplementary to the provisions of the zone with which it is combined and shall not be applied to any land area as an independent zone.
- B. Zone designation. The planned development overlay zone designation shall be shown on the official zoning map in parentheses as a suffix to the zone designation with which it is combined. For example, if the planned development overlay zone were being combined with the commercial (C-1) zone, it would be designated on the official zoning map as "C-1 (PD)."

SECTION 6: **ADOPTION** “10.10.125 Uses Allowed” of the Apple Valley Land Use is hereby *added* as follows:

BEFORE ADOPTION

10.10.125 Uses Allowed (Non-existent)

AFTER ADOPTION

10.10.125 Uses Allowed(*Added*)

Uses allowed in a planned development overlay zone shall be limited to those permitted or conditional uses set forth in the zone with which the planned development overlay zone is combined and the uses set forth in this section. Any conditional use shall be subject to the issuance of a conditional use permit as set forth in this title.

- A. Density. Multiple-family dwellings shall be a permitted use in a planned development overlay zone provided total density in a particular planned development project does not exceed the greater of:

1. The density permitted by the underlying zone in which the project is situated;
or
 2. The density authorized by a density bonus pursuant to subsection 10-10-128C of this chapter.
- B. Accessory uses. Accessory uses located in a common main building may be permitted. Accessory uses may include recreational facilities and structures, daycare centers, personal services, and RV parking.
- C. Commercial uses. Any commercial use shown in 10.10.030 of this title may be permitted within a planned unit development provided such use is:
1. Specifically authorized as part of a site plan approved pursuant to the provisions of this chapter; and
 2. Designed as an integral element of the planned development, including building and landscaping design which is consistent with design elements of the development.

SECTION 7: AMENDMENT “10.10.127 Approval Of Planned Development Overlay Zone” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.10.127 Approval Of Planned Development Overlay Zone

AFTER AMENDMENT

10.10.127 Approval Of Planned Development Overlay Zone

- A. Approval procedure. Land shall be placed in a planned development overlay zone pursuant to a zoning map amendment as set forth in Section 10.07.070. The a preliminary site plan shall be submitted in conjunction with an application for a zoning map amendment.
- B. Approval criteria. Submittal of an application for a planned development overlay zone does not guarantee that the zone or a preliminary site plan will be approved. A zoning map amendment and preliminary site plan may be approved only if the Town Council, after receiving a recommendation from the Planning Commission, finds:
1. The proposed planned development overlay zone and associated preliminary site plan:
 - a. Does not conflict with any applicable policy of the Town general plan;
 - b. Meets the spirit and intent of this chapter as set forth in section 10-10-121 of this chapter;
 - c. Will allow integrated planning and design of the property and, on the whole, better development than would be possible under conventional land use regulations;

- d. Meets the use limitations and other requirements of the zone with which the planned development overlay zone is combined, except as otherwise allowed by this chapter;
 - e. Meets the density limitations of the underlying zone, unless a density bonus is granted pursuant to the provisions of this chapter; and
 - f. If a density bonus is authorized, provides superior site design and increased amenities, as provided in subsection 10-10-128C of this chapter, which ameliorate the potential impact of increased density; and
- 2. The applicant has:
 - a. Sufficient control over the property to be developed to ensure development will occur as approved;
 - b. The financial capability to carry out the planned development project; and
 - c. The capability to start construction within one year of final plan approval.
- C. Imposition of conditions. In order to make findings necessary to approve a planned development overlay zone, conditions of approval may be imposed on a preliminary site plan to assure the planned development will:
 - 1. Accomplish the purpose of this chapter;
 - 2. Be developed as one integrated land use rather than as an aggregation of individual and unrelated buildings and uses; and
 - 3. Meet the requirements of the zone in which the proposed development is located except as such requirements are modified by this chapter and as shown on an approved preliminary site plan for the planned development.
- D. Site plan approval. Within 12 months after approval of a planned development overlay zone and a corresponding preliminary site plan, and before the issuance of any building permit, an applicant shall obtain approval of a site plan pursuant to Section 10.07.100 and 10.02.070.
 - 1. A planned development may be constructed in phases as shown on an approved preliminary site plan. In such case, a site plan shall be submitted for each phase.
 - 2. At its discretion and for good cause, the Planning Commission may extend for 12 months for one time only the period for filing a site plan, or in the case of a phased planned development, a site plan for the first phase. If these time requirements are not met, the preliminary site plan approval shall be deemed revoked and the property may be rezoned to remove the planned development overlay zone.
- E. Subdivision requirements. An application for subdivision approval may proceed concurrently with an application for a planned development. Compliance with the requirements of this chapter does not exempt any applicant from meeting the requirements of Title 11 except as may be amended by the provisions of this chapter.
- F. Construction limitations. Upon approval of a site plan for a planned development, construction shall proceed in accordance with approved plans and specifications, and in conformity with any conditions associated with preliminary plan or site plan

approval. No permit shall be issued for any proposed building, structure or use within a planned development unless such building, structure or use accords with the approved preliminary plan and site plan and with any conditions imposed in conjunction with such approvals.

- G. Amendments. Amendments to approved plans and specifications shall be obtained by following the procedure required for preliminary plan approval.

SECTION 8: ADOPTION “10.10.128 Density” of the Apple Valley Land
Use is hereby *added* as follows:

BEFORE ADOPTION

10.10.128 Density (Non-existent)

AFTER ADOPTION

10.10.128 Density(*Added*)

- A. Base density. Base density for a planned development shall be determined as set forth in subsection B of this section. Provided, however, that base density shall not exceed the density permitted in the underlying zone in which the planned development will be situated.
- B. Base density calculation. Base density shall be determined by calculating the number of dwelling units that could be developed on lots in a conventional subdivision under the provisions of the underlying zone where the planned development will be located (referred to as the "yield plan").
 - 1. The yield plan shall be prepared as a conceptual plan based on requirements of this Code that pertain to a conventional subdivision and shall reflect the dimensional (lot area, frontage, width, setbacks, etc.) and other standards of the underlying zone in which the proposed planned development will be located.
 - 2. The yield plan shall be drawn to scale, but need not be based on a field survey. Each yield plan shall, however, exhibit a realistic layout reflecting a development pattern that could reasonably be expected to be implemented, taking into account the presence of wetlands, floodplains, steep slopes, existing easements and other encumbrances on the property and any other regulatory requirements applicable to the property.
- C. Density bonus. The Town Council, after receiving a recommendation from the Planning Commission, may authorize a density bonus of up to 20 percent above the base density for a planned development. The purpose of a density bonus is to provide an incentive to an applicant to provide amenities that are not required by this chapter or

the applicable underlying zone, and which otherwise would not be provided.

1. The basis for granting a density bonus shall be included in the findings required to approve a planned development set forth in subsection 10-10-127B of this chapter.
2. A density bonus may be authorized based upon provision of one or more of the following amenities. The maximum density bonus granted for any one class of amenities shall not exceed the percentage indicated.
 - a. Enhanced overall design theme (up to five percent):
 - (1) Landscaping is designed and installed along all streets of the development according to a theme which provides overall design unity;
 - (2) Theme lighting is used throughout the development for street lighting, walkway lighting, parking areas, entrances, and building exteriors;
 - (3) Perimeter fencing is used throughout the project that matches building design, such as, masonry columns or piers using the same brick or stone as the buildings; and
 - (4) Special features such as fountains, streams, ponds, sculptures, buildings or other elements which establish a strong design theme for the development and are utilized in highly visible locations.
 - b. Improved building design (up to five percent):
 - (1) Seventy-five percent of the front exterior of each dwelling, exclusive of windows or doors, consists of brick or stone;
 - (2) Required parking for each unit is provided within a garage.
 - c. Improved energy efficiency (up to five percent):
 - (1) Dwellings and main buildings have insulation greater than R-19 in walls and R-38 in ceilings; and
 - (2) Dwellings are designed with an active or passive solar feature, including, but not limited to, solar water heaters, Trombe walls, earth insulation of building walls.
 - d. Parking upgrades (up to five percent):
 - (1) Parking lots are screened from public view by means of increased berming or landscaping around the parking lot perimeter;
 - (2) Parking lots have landscaped islands beyond the minimum required by this title;
 - (3) Additional and/or larger trees that will shade 50 percent of the parking area upon tree maturation; and
 - (4) Provision of screened recreational vehicle parking areas.
 - e. Provision of usable open space (up to five percent):
 - (1) Open space is integrated into the entire development and is connected to developed areas by a system of trails and walkways; and
 - (2) Stormwater detention facilities are designed, landscaped, and

used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.

f. Provision of recreational facilities (up to five percent):

(1) The planned development includes recreational amenities primarily for the use by residents of the development, including swimming pools, sports courts, spas, barbecue and picnic facilities;

(2) Development of one or more common buildings used for meetings, indoor recreation, daycare, or other common uses; and

(3) Dedication and improvement of land for a publicly accessible park or trail system, subject to acceptance by the Town.

g. Increased landscaping (up to five percent):

(1) Planting more than the minimum number of trees, shrubs, and other landscaping required by this title; and

(2) Use of landscaping to soften the appearance of wood or masonry fences and walls.

h. Utilization of recommended design and compatibility guidelines set forth in the Town Design Standards (up to five percent).

SECTION 9: ADOPTION “10.10.129 Residential Development Standards”
of the Apple Valley Land Use is hereby *added* as follows:

BEFORE ADOPTION

10.10.129 Residential Development Standards (Non-existent)

AFTER ADOPTION

10.10.129 Residential Development Standards(*Added*)

The development standards set forth in this section shall apply to any planned development and shall prevail over any contrary standard established in residential zones of this title.

A. Residential use types. Residential use types within a planned development shall be shown on an approved site plan and may include one or more of the following:

1. Single-family detached dwelling. This dwelling type consists of a single-family dwelling located on a privately owned lot which is not attached to another dwelling unit and has a private yard on all four sides of the dwelling.
2. Twin home dwelling. This dwelling type consists of a single-family dwelling

- which has one common wall with another dwelling.
3. Townhouse dwelling. This dwelling type consists of three or more single family dwelling units where each unit has its own front and rear exterior access, no unit is located above or below another unit, and each unit is separated from any other dwelling unit by one or more common walls.
 4. Multiple dwelling. This dwelling type consists of single-family dwelling units arranged in a variety of configurations including back to back, side to side, or vertically.
- B. Lot area and width. A planned development shall not be subject to the lot width and lot area requirements of the underlying zone in which the development is located. The area and widths of lots shall be shown on an approved site plan.
- C. Lot and dwelling location requirements. Where possible, dwelling lots should be accessed from interior streets rather than from roads bordering a planned development.
- D. Required yards. Minimum required yards shall be as follows:
1. Front yard.
 - a. Dwellings: Nineteen (19) feet from back of curb.
 - b. Garages with doors facing the street: at least twenty (20) feet from back of sidewalk to accommodate cars parked in driveways.
 2. Side yard.
 - a. Single-family dwelling: five (5) feet.
 - b. Accessory buildings: three (3) feet from a property line and ten (10) feet from a dwelling located on the same lot or property.
 - c. All other uses: ten (10) feet.
 3. Aggregate side yard (on the same lot).
 - a. Single-family dwelling and twin home: fifteen (15) feet.
 - b. All other structures: twenty (20) feet.
 - c. All other uses: ten (10) feet.
 4. Rear yard.
 - a. Single-family dwelling: ten (10) feet.
 - b. Garages and accessory buildings located ten (10) feet from main building: five (5) feet.
 - c. All other structures: ten (10) feet.
- E. Distance between buildings. The minimum distance between main buildings shall be ten (10) feet. Main buildings include all buildings in a common area. The minimum distance between accessory buildings, such as garages, may be four (4) feet if the accessory building is located at least ten (10) feet from a main building.
- F. Tract perimeter setback and buffer requirements. Structures shall be situated so as to maintain a minimum setback from any tract property line equivalent to the front rear yard setback of the adjoining zone.
- G. Walls and fences. Walls and fences may be required around the perimeter of a planned development where the development abuts an adjacent zone.
- H. Height of buildings. The maximum residential building height permitted in the underlying zone shall apply unless the terms of a development agreement have set other standards.

I. Commercial and industrial. Development standards for commercial and industrial uses shall be the same as for AVLU 10.10.030 Commercial and AVLU 10.10.040 Industrial zones.

J. Common areas.

1. Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. Areas intended for restricted use shall be interspersed within residential development so as to convey a sense of openness within the planned development. Residential development may not totally exclude open space from fronting onto streets at appropriate intervals.
2. Common areas shall include all jointly used recreation areas and related landscaping provided for the use and/or visual enjoyment of the residents of the project. Common recreation areas shall be located and improved so they may be readily accessed and used by residents of the dwelling units they are intended to serve. Where necessary, walls or landscaping may be required to protect the privacy of adjoining residents.
3. Common areas may include:
 - a. Natural areas of undisturbed vegetation or areas replanted with vegetation after development.
 - (1) Use and maintenance shall be limited to removal of litter and accumulated plant material.
 - (2) Natural waterways and drainage channels shall be maintained as free flowing and devoid of debris.
 - (3) Stream channels shall conform to the town stormwater management requirements and be maintained so as not to alter floodplain levels.
 - b. Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five acres.
 - c. Garden plots for use by residents.
 - d. Greenways, including pedestrian-ways, bike paths and equestrian trails linking residential areas with other open space uses.
 - e. Recreation areas designed for specific recreational activities such as children's play areas, playing fields, tennis courts, and similar facilities.
 - f. Stormwater control and management areas that are designed, landscaped, and used for multiple purposes that are consistent with the overall design of the planned development and which reduce the perception of the area as a stormwater detention pond.
 - g. Roads, buildings and other impervious surfaces as needed to support common open space use. A determination as to whether the roads, buildings or other impervious surfaces may function as common open space shall be made in conjunction with approval of a preliminary site plan.

K. Public and community facilities. In addition to dwellings, a planned development may include areas for schools, churches, public or private recreation buildings, and other similar community facilities.

L. Required improvements.

1. All streets shall be public streets and shall be established according to public street standards adopted by the Town.
2. Curb and gutter shall be required along each side of all streets except:
 - a. Where an approved stormwater management system eliminates the necessity of the curb and gutter function; and
 - b. Where the roadway is approved for construction according to Town street standards.
3. Sidewalks shall be installed along both sides of all streets except where alternate pedestrian-ways are provided as part of an approved preliminary site plan.
4. Stormwater shall be controlled and managed according to a plan approved by the Town.
5. Water and sewer systems shall be provided in accordance with standards of Title 11, subdivisions.
6. Irrigation water, street signs, street lighting, fencing, and any other required improvements shall be provided in accordance with Town standards.
7. Other utilities and improvements shall be provided and installed in accordance with Town standards.

M. Maintenance of common areas. If common areas are provided within a planned development, adequate guarantees shall be provided to protect such common areas from future development. No certificate of occupancy shall be issued for any structure in a planned development until all required guarantees have been submitted to and approved by the Town. The developer of a planned development may elect any of the following to preserve common areas:

1. Fee simple donation. A fee simple donation of any portion of common area land may be made to the Town so long as the Town agrees to accept such donation. Upon receipt of such donation the Town shall impose a conservation easement on such land.
2. Condominium association. Common areas and facilities may be controlled by a condominium association as provided in the Utah Condominium Ownership Act. All common area land and facilities shall be held as a "common element."
3. Homeowners' association. Common area land and facilities may be owned by a homeowners' association, subject to applicable provisions of state law. The developer shall provide the Town with a description of the organization of the proposed association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for common facilities. The proposed association shall be established by the owner or applicant and shall be operating (with a financial subsidy from the developer if necessary) before the sale of any dwelling units in the planned development. The association

documents shall include the following provisions:

- a. Membership in the association shall be mandatory for each owner and its grantees, successors and assigns.
 - b. Restrictions concerning common open space and/or facilities shall run with the land and not for a period of years.
 - c. The association shall be responsible for the maintenance of all common open space and/or facilities, liability insurance on all common open spaces and/or facilities and paying general property taxes on all common open spaces and/or facilities.
 - d. In the event the association does not maintain private common open space areas and facilities as shown on an approved site plan, the Town may perform any required maintenance and may thereafter recover all costs incident to performing the required maintenance from the association and/or each of its members.
 - e. Members of the association shall pay their pro rata share of costs of upkeep, maintenance, and operation of common open space and/or facilities and/or improvements not dedicated to the Town. The association bylaws shall confer legal authority on the association to place a lien on the real property of any member whose dues become delinquent. The bylaws shall also provide that such delinquent dues and all accrued interest shall be paid before the lien may be removed.
 - f. Written notice to all association members and to the Town shall be provided no less than 60 days prior to any proposed transfer of any common area land or facility, or the assumption of maintenance for common area land or facility. No such transfer shall be effective unless approved by the Town, which approval shall not be unreasonably withheld so long as it is consistent with the provisions of this chapter and applicable law.
4. Private conservation organization or the Town. Fee simple title of common area land or conservation easements may be transferred to a private nonprofit conservation organization or to the Town having jurisdiction where the land is located.
 5. Grant of easements to the Town. The Town may, but shall not be required to, accept easements for public use of any portion of common area land or facilities. Such land shall be subject to a satisfactory maintenance agreement between the developer and the Town.
 6. Noncommon private ownership. Common area land and facilities may be located on one or more privately owned lots of at least five acres provided that the lot is restricted from future development through a conservation easement, except uses allowed by an approved site plan.
- N. Protective covenants. A declaration of building use restrictions (protective covenants) shall be required for each planned development and phase thereof. The declaration in original form bearing appropriate signatures and certifications shall be submitted to the Town for approval, which approval shall not be unreasonably withheld. Such

protective covenants shall include provisions that:

1. An architectural control committee shall approve plans for all buildings proposed for erection, placement, or alteration with the planned development. The Town may require that building permit applications show evidence that the architectural control committee has approved each building plan.
2. No person, firm or entity shall change, modify or amend any of the conditions of a recorded declaration of building use restrictions for a planned development without first obtaining Town approval. No change shall be approved which would be contrary to the requirements of this chapter or an approved preliminary plan.

SECTION 10: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 11: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 12: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, Mayor., Apple Valley

**APPLE VALLEY
ORDINANCE O-2023-13**

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

SECTION 1: **AMENDMENT** “10.07.090 Conditional Use Permit” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.07.090 Conditional Use Permit

A. *Purpose.* This section sets forth procedures for considering and approving conditional use permits for Industrial, Open Space and RV Park Zones..

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses **for Industrial, Open Space and RV Park Zones:**

Industrial- Concrete, Gravel, Asphalt, Mining, Agricultural, Sewage, Wood, Recycling

Open Space- Farm and Buildings, Livestock, ATV Trails, Building Height

RV Park- Sales, Clubhouse, Dwelling

C. *Initiation.* A property owner, or the owner's agent, may request a conditional use permit as provided in subsection D1 of this section.

D. *Procedure.* An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the Town's schedule of fees. The application shall include at least the following information:

- a. The name, address and telephone number of the applicant and the applicant's agent, if any;
- b. The address and parcel identification of the subject property;
- c. The zone, zone boundaries and present use of the subject property;

- d. A description of the proposed conditional use;
 - e. A plot plan showing the following:
 - (1) Applicant's name;
 - (2) Site address;
 - (3) Property boundaries and dimensions;
 - (4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - (5) Adjoining property lines and uses within 100 feet of the subject property;
 - f. Traffic impact analysis, if required by the Town Engineer or the Planning Commission;
 - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and
 - h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.
2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in [section 10.07.040](#) of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.
3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.
4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection E of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

E. *Approval standards.* The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2h of this section:

a. *Standards for a reception center.*

(1) Hours of operation must be compatible with adjoining uses and comply with Town noise regulations.

(2) Parking must be provided.

(3) The use of on street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.

(4) The center must have an approved site plan.

(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.

b. *Standards for an agricultural industry.*

(1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.

(2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.

(3) Evidence must be provided on how the applicant will maintain control of flies and vermin.

(4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.

F. *Appeal of decision.* Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

G. *Appeal of decision by Zoning Administrator.* Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

H. *Effect of approval.* A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.
2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

I. *Amendment.* The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

J. *Revocation.* A conditional use permit may be revoked as provided in [section 10.20.100](#) of this title.

1. In addition to the grounds set forth in [section 10.20.100](#) of this title, any of the following shall be grounds for revocation:
 - a. The use for which a permit was granted has ceased for one year or more;
 - b. The holder or user of a permit has failed to comply with the conditions of approval or any Town, state, or federal law governing the conduct of the use;

c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or

d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the Town's ability to initiate or complete other legal proceedings against the holder or user of the permit.

K. *Expiration.* A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

AFTER AMENDMENT

10.07.090 Conditional Use Permit

A. *Purpose.* ~~This section sets forth procedures for considering and approving conditional use permits for Industrial, Open Space and RV Park Zones.~~ The purpose of this chapter is to establish standards for certain land uses which, because of their unique characteristics or potential impacts on the town, surrounding residential neighborhoods, or other adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required which mitigate or eliminate the detrimental impacts. The standards for the issuance of a conditional use permit are established to ensure compatibility with surrounding land uses, conformity with the Apple Valley general plan, consistency with the characteristics and purposes stated for the zone, and protection, preservation and promotion of the public interest, health, safety, convenience, comfort, prosperity and general welfare.

B. *Authority.*

1. The Planning Commission is authorized to issue conditional use permits for the following uses ~~for Industrial, Open Space and RV Park Zones:~~

~~Industrial- Concrete, Gravel, Asphalt, Mining, Agricultural, Sewage, Wood, Recycling Open Space- Farm and Buildings, Livestock, ATV Trails, Building Height RV Park- Sales, Clubhouse, Dwelling~~

Animal specialties.

Animals and fowl for recreation and family food production.

Clubhouse.

Sales or registration office.

On-site manager dwelling.

Kennel.

Assisted living facility.

Greater heights than permitted by this Code.

Greater size than permitted by this Code.

Greater heights accessory buildings than permitted by this Code.

Greater size accessory buildings than permitted by this Code.

Metal building in commercial and residential zones.

Public stable.

Reception center.

Recreation and entertainment, outdoor.

C. Permit Required. An approved conditional use permit shall be required for each conditional use listed in this title. No building permit or other permit or license shall be issued for a use requiring conditional use approval until a conditional use permit shall first have been approved by the planning commission.

D. Initiation. A property owner, or the owner's agent, may request a conditional use permit as provided in subsection ~~E~~**D**1 of this section.

~~D~~E.** Procedure.** An application for a conditional use permit shall be considered and processed as provided in this subsection.

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the administrator along with any fee established by the Town's schedule of fees. The application shall include at least the following information:

- a. The name, address and telephone number of the applicant and the applicant's agent, if any;
- b. The address and parcel identification of the subject property;

- c. The zone, zone boundaries and present use of the subject property;
 - d. A description of the proposed conditional use;
 - e. A plot plan showing the following:
 - (1) Applicant's name;
 - (2) Site address;
 - (3) Property boundaries and dimensions;
 - (4) Layout of existing and proposed buildings, parking, landscaping, and utilities; and
 - (5) Adjoining property lines and uses within 100 feet of the subject property;
 - f. Traffic impact analysis, if required by the Town Engineer or the Planning Commission;
 - g. A statement by the applicant demonstrating how the conditional use permit request meets the approval standards for the conditional use desired; and
 - h. Such other and further information or documentation as the Zoning Administrator may deem necessary for proper consideration and disposition of a particular application.
2. After the application is determined to be complete, the Zoning Administrator shall schedule a public meeting before the Planning Commission as provided in [section 10.07.040](#) of this chapter or shall review the application to determine if it meets the standards for an administrative conditional use permit.
3. A staff report evaluating the application shall be prepared by the Zoning Administrator for a conditional use permit that will be reviewed by the Planning Commission.

4. The Planning Commission shall hold a public meeting and shall thereafter approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection **EE** of this section. A conditional use shall be approved if reasonable conditions are proposed or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the applicable standards, the conditional use may be denied.

5. After the Planning Commission or Zoning Administrator makes a decision, the Zoning Administrator shall give the applicant written notice of the decision.

6. A record of all conditional use permits shall be maintained in the office of the Zoning Administrator.

EE. **Approval standards.** The following standards shall apply to the issuance of a conditional use permit:

1. A conditional use permit may be issued only when the proposed use is shown as conditional in the zone where the conditional use will be located, or by another provision of this title.

2. Standards for each use must be reviewed. Specific standards are set forth for each use in subsections E2a through E2h of this section:

a. *Standards for a reception center.*

(1) Hours of operation must be compatible with adjoining uses and comply with Town noise regulations.

(2) Parking must be provided.

(3) The use of on street parking to provide up to 40 percent of the required parking may be permitted if adjoining uses are not residential uses and the street is fully improved.

(4) The center must have an approved site plan.

(5) If beer, wine, or other alcoholic beverages are served, the center must be licensed by the state alcohol control board.

b. *Standards for an agricultural industry.*

- (1) Adequate fencing and/or enclosures must be provided to ensure animals and fowl are confined safely and in conformance with acceptable animal husbandry standards.
- (2) Applicant must provide a plan for how manure will be handled to prevent it becoming a nuisance and must follow the plan.
- (3) Evidence must be provided on how the applicant will maintain control of flies and vermin.
- (4) Animal enclosures used for intensive animal feeding operations must be at least 25 feet from any adjacent parcel that, at the time the applicant first seeks the conditional use, is zoned residential or residential-agricultural pursuant to chapters 13 or 14 of this title.

~~F~~~~G~~. ***Appeal of decision.*** Any person adversely affected by a decision of the Planning Commission regarding the transfer, issuance, or denial of a conditional use permit may appeal such decision to the Appeals Board by filing written notice of appeal stating the grounds therefor within 14 days from the date of such decision.

~~G~~~~H~~. ***Appeal of decision by Zoning Administrator.*** Any decision of the Zoning Administrator regarding the issuance or denial of a conditional use permit, shall, upon request by the applicant within ten days after a determination by the Zoning Administrator, be submitted for a de novo review and decision by the Planning Commission at their next available meeting.

~~H~~~~I~~. ***Effect of approval.*** A conditional use permit shall not relieve an applicant from obtaining any other authorization or permit required under this title or any other title of this Code.

1. A conditional use permit may be transferred so long as the use conducted thereunder conforms to the terms of the permit.
2. Unless otherwise specified by the Planning Commission and subject to the provisions relating to amendment, revocation or expiration of a conditional use permit, a conditional use permit shall be of indefinite duration and shall run with the land.

~~I~~~~J~~. ***Amendment.*** The procedure for amending any conditional use permit shall be the same as the original procedure set forth in this section.

~~J~~~~K~~. ***Revocation.*** A conditional use permit may be revoked as provided in [section 10.20.100](#) of this title.

1. In addition to the grounds set forth in [section 10.20.100](#) of this title, any of the following shall be grounds for revocation:

- a. The use for which a permit was granted has ceased for one year or more;
- b. The holder or user of a permit has failed to comply with the conditions of approval or any Town, state, or federal law governing the conduct of the use;
- c. The holder or user of the permit has failed to construct or maintain the site as shown on the approved site plan, map, or other approval materials; or
- d. The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

2. No conditional use permit shall be revoked against the wishes of the holder or user of the permit without first giving such person an opportunity to appear before the Planning Commission and show cause as to why the permit should not be revoked or the conditions amended. Revocation of a permit shall not limit the Town's ability to initiate or complete other legal proceedings against the holder or user of the permit.

KL. ***Expiration.*** A conditional use permit shall expire and have no further force or effect if the building, activity, construction, or occupancy authorized by the permit is not commenced within one year after approval.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple
Valley

Frank Lindhardt, Mayor,, Apple
Valley

**APPLE VALLEY
ORDINANCE O-2023-14**

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

SECTION 1: REENACTMENT “10.28.270 Guesthouses Or Casitas” of the Apple Valley Land Use is hereby *reenacted* as follows:

BEFORE REENACTMENT

10.28.270 Guesthouses Or Casitas

The purpose and intent of requirements for allowing detached guesthouses or casitas is to provide additional housing opportunity for family members and visiting guests of the owners of the primary dwelling.

- A. Authorized: Guesthouses or casitas may be authorized, provided all requirements of this title, all other land use ordinances and the building code are met.
- B. Maximum Number: A maximum of one guesthouse or casita may be established on each individual, separate legal lot, such lot meeting all requirements, including minimum lot size, for the zoning district in which the lot is located.
- C. Permanent Structure: A guesthouse or casita shall be a permanent structure on the lot. No mobile homes, travel trailers, boats or similar recreational vehicles shall be used as a guesthouse or casita.
- D. Single-Family Dwelling; Lot: The lot proposed for a guesthouse or casita shall have an existing single-family dwelling unit established, or approved, prior to the consideration of the use application to allow a guesthouse or casita.
- E. Square Footage: The square footage of a guesthouse or casita shall not exceed thirty percent (30%) of the footprint of the primary dwelling, excluding the garage, or eight hundred (800) square feet, whichever is smaller. The minimum size of a guesthouse or casita shall be three hundred (300) square feet.
- F. Setbacks: All guesthouses or casitas shall meet and comply with the minimum setbacks required for the primary dwelling by the zoning district in which they are located, except the rear setback may be reduced to match the side setbacks.
- G. Parking: All guesthouses or casitas shall provide a minimum of one off street parking space.
- H. Construction: The construction of all guesthouses or casitas shall meet all requirements of the adopted building code.
- I. Style, Materials, Colors: The architectural style, building materials and colors of all guesthouses or casitas shall be found to be compatible and consistent with the architectural style, materials and color of the primary dwelling unit.
- J. Height and Size Restrictions: All guesthouses or casitas shall be limited to one story,

with a maximum height of fifteen feet (15') for a pitched roof and thirteen feet (13') for a flat roof, but in no event exceeding the height of the existing dwelling. The city council may approve a special exception to the height and size restrictions for guesthouses and casitas.

- K. Occupancy Without Compensation: Guesthouses or casitas shall only be provided for the occupancy of family members of the owner of the primary dwelling, or guests of the owner, without compensation.
- L. Owner May Occupy: The owner, renter or lessee of the primary dwelling may live in the guesthouse or casita, but the primary dwelling shall only be occupied by the family members or guests of the owner, renter or lessee of the primary dwelling, without compensation.
- M. Deed Restriction: As a condition of approval required to establish a guesthouse or casita, the property owner shall record against the deed of the subject property, a deed restriction, in a form approved by the city, running in favor of the city, which shall prohibit the rental, lease or sale of the guesthouse or casita separately from the rental, lease or sale of the primary dwelling unit. Proof that such deed restriction has been recorded shall be provided to the zoning administrator prior to the issuance of the certificate of occupancy for the guesthouse or casita.
- N. Permits Required:
 - 1. The use application approval for a guesthouse or casita shall be received before a building permit is issued.
 - 2. The commission is authorized to approve an application for a guesthouse or casita that is not part of the original construction of the single-family dwelling unit to which it is associated, provided all requirements of this section, and all other applicable requirements of all land use ordinances, and all other regulations are met.
- O. Legalizing Existing Guesthouses and Casitas: Owners of guesthouses or casitas existing on the effective date hereof, and that have not been approved as required herein, shall apply for an approval within one hundred eighty (180) days of the effective date hereof. Illegal guesthouses or casitas existing after that date will subject the owners to all applicable enforcement actions that may be available to the city.

AFTER REENACTMENT

10.28.270 ~~Guesthouses Or Casitas~~ Accessory Dwelling Unit (ADU)

~~The purpose and intent of requirements for allowing detached guesthouses or casitas is to provide additional housing opportunity for family members and visiting guests of the owners of the primary dwelling.~~

- ~~A. Authorized: Guesthouses or casitas may be authorized, provided all requirements of this title, all other land use ordinances and the building code are met.~~
- ~~B. Maximum Number: A maximum of one guesthouse or casita may be established on each individual, separate legal lot, such lot meeting all requirements, including minimum lot size, for the zoning district in which the lot is located.~~
- ~~C. Permanent Structure: A guesthouse or casita shall be a permanent structure on the lot.~~

~~No mobile homes, travel trailers, boats or similar recreational vehicles shall be used as a guesthouse or easita.~~

- ~~D. Single-Family Dwelling; Lot: The lot proposed for a guesthouse or easita shall have an existing single-family dwelling unit established, or approved, prior to the consideration of the use application to allow a guesthouse or easita.~~
- ~~E. Square Footage: The square footage of a guesthouse or easita shall not exceed thirty percent (30%) of the footprint of the primary dwelling, excluding the garage, or eight hundred (800) square feet, whichever is smaller. The minimum size of a guesthouse or easita shall be three hundred (300) square feet.~~
- ~~F. Setbacks: All guesthouses or easitas shall meet and comply with the minimum setbacks required for the primary dwelling by the zoning district in which they are located, except the rear setback may be reduced to match the side setbacks.~~
- ~~G. Parking: All guesthouses or easitas shall provide a minimum of one off street parking space.~~
- ~~H. Construction: The construction of all guesthouses or easitas shall meet all requirements of the adopted building code.~~
- ~~I. Style, Materials, Colors: The architectural style, building materials and colors of all guesthouses or easitas shall be found to be compatible and consistent with the architectural style, materials and color of the primary dwelling unit.~~
- ~~J. Height and Size Restrictions: All guesthouses or easitas shall be limited to one story, with a maximum height of fifteen feet (15') for a pitched roof and thirteen feet (13') for a flat roof, but in no event exceeding the height of the existing dwelling. The city council may approve a special exception to the height and size restrictions for guesthouses and easitas.~~
- ~~K. Occupancy Without Compensation: Guesthouses or easitas shall only be provided for the occupancy of family members of the owner of the primary dwelling, or guests of the owner, without compensation.~~
- ~~L. Owner May Occupy: The owner, renter or lessee of the primary dwelling may live in the guesthouse or easita, but the primary dwelling shall only be occupied by the family members or guests of the owner, renter or lessee of the primary dwelling, without compensation.~~
- ~~M. Deed Restriction: As a condition of approval required to establish a guesthouse or easita, the property owner shall record against the deed of the subject property, a deed restriction, in a form approved by the city, running in favor of the city, which shall prohibit the rental, lease or sale of the guesthouse or easita separately from the rental, lease or sale of the primary dwelling unit. Proof that such deed restriction has been recorded shall be provided to the zoning administrator prior to the issuance of the certificate of occupancy for the guesthouse or easita.~~
- ~~N. Permits Required:

 - ~~1. The use application approval for a guesthouse or easita shall be received before a building permit is issued.~~
 - ~~2. The commission is authorized to approve an application for a guesthouse or easita that is not part of the original construction of the single-family dwelling unit to which it is associated, provided all requirements of this section, and all other applicable requirements of all land use ordinances, and all other~~~~

~~regulations are met.~~

~~Θ. Legalizing Existing Guesthouses and Casitas: Owners of guesthouses or casitas existing on the effective date hereof, and that have not been approved as required herein, shall apply for an approval within one hundred eighty (180) days of the effective date hereof. Illegal guesthouses or casitas existing after that date will subject the owners to all applicable enforcement actions that may be available to the city.~~

A. Purpose and Intent: The purpose of this chapter is to provide regulations for accessory dwelling units (ADU) that are incidental and accessory to a single-family dwelling, where permitted in the zone. ADU's are intended to assist in providing housing types that meet the needs of populations of various income levels, ages, and stages of life. In accordance with the goals of the general plan, and state law, providing tools and methods for the creation of moderate-income housing is necessary. ADU's created in accordance with this section will assist in providing for this need.

B. General Provisions:

1. Number of ADU's Per Parcel. An ADU shall only be permitted on a parcel with a single-family dwelling. Only one ADU is permitted on a lot that is zoned less than five (5) acres. On a lot or parcel that is zoned five (5) acres or more, one additional accessory dwelling unit may be approved for each additional five (5) acres above the base five (5) acres, in the sole discretion of the town. No more than four (4) accessory dwellings shall be allowed on a lot or parcel, except when zoned and approved in a planned development that complies with all applicable town ordinances. Only one ADU on the property may be rented.
2. Amenities. An ADU shall contain sufficient amenities to be defined as a dwelling. An ADU shall not have more than one kitchen.
3. Parking. Two parking spaces shall be provided on site for each ADU, and it shall be on a hard-surface area. Only one parking space is required for an internal ADU, and it shall be on a hard-surface area.
4. Occupancy. Either the ADU or the single-family dwelling shall be owner-occupied and be the primary residence of the owner-occupant with the primary residential exemption as determined by the Washington County Assessor's office, to utilize the other dwelling as a long-term rental dwelling. The non-owner-occupied unit is limited to no more than one family. For the purposes of this subsection "owner-occupied dwelling unit" means a unit that is occupied by the owner for a minimum of one hundred eighty-three (183) consecutive calendar days during the calendar year, except temporary leave for religious, military, or other legitimate purposes qualified as owner occupancy if not exceeding two years. While away, the owner shall not offer the owner-occupied dwelling unit for rent separately from the ADU.
5. Short Term Rentals Not Permitted. Neither the single-family dwelling unit, nor the accessory dwelling unit, shall be used or licensed as a short-term rental unless specifically permitted in accordance with Title 10, Chapter 14.
6. Relevant Authority Approvals. The ADU shall comply with regulations, ordinances and building codes for a single-family dwelling. Approval is

required from all utility and service providers and the Building Official.

C. Standards And Requirements:

1. Standards Same as Single Family Dwelling. If new construction for an ADU is proposed or will occur, the standards for single family dwellings shall apply. An ADU shall comply with the same permit standards, lot development standards, and setbacks as required in the respective zone. No travel trailer, boat, recreational vehicle, or similar item shall be used as an ADU.
2. Size and Height. The size and height regulations for an ADU are as follows:
 - a. Eight hundred (800) sq. ft. maximum: For all lots or parcels in zones designated as one-half (1/2) acre minimum lot size or less, the ADU shall not exceed eight hundred (800) sq. ft. or be less than four hundred (400) sq. ft. The height shall not exceed twenty-five (25) ft.
 - b. Twelve hundred (1200) sq. ft. maximum: For all lots or parcels in zones designated as forty thousand (40,000) sq. ft. minimum lot size up to two and one-half (2.5) acre minimum lot size, the ADU shall not exceed twelve hundred (1200) sq. ft. or be less than (400) sq. ft. The height shall not exceed thirty-five (35) ft.
 - c. Thirty-five hundred (3500) sq. ft. maximum: For all lots or parcels in zones designated as more than two and one-half (2.5) acre minimum lot size, the ADU shall not exceed thirty-five hundred (3500) sq. ft. or be less than four hundred (400) sq. ft. The height shall not exceed thirty-five (35) ft.
 - d. For an internal ADU, the ADU shall not exceed the size permitted in state law (10-9a-530), or the height in section 10.28.270.C.2.a, b and c. For an internal ADU located entirely within the basement of a single-family dwelling, it may include the entire basement area regardless of square footage.
3. Relationship to the Single-Family Dwelling; Appearance. The exterior design of an accessory dwelling unit, or the building that contains an ADU, shall compliment the single-family dwelling in a manner that preserves the appearance of the lot's single family use.
 - a. The exterior of the accessory dwelling unit shall either:
 - (1) Conform to the single-family dwelling in architectural style and materials on all sides of the building and roof; or
 - (2) Be designed by a licensed architect in a manner that gives the appearance of a barn or other similarly styled agricultural outbuilding; or
 - (3) Be designed by a licensed architect in a manner that provides the architectural features of historic buildings from the general area.
 - b. An ADU located in a building that is only connected to the single-family dwelling by means of a continuous roofline, such as a breezeway, shall not be determined to be an internal ADU if the distance between them is fifteen (15) feet or greater.
4. Access. The main access into an internal ADU shall be on the side or rear of

the primary dwelling, as viewed from the front lot line. Each ADU shall have direct access to the exterior of the building in a manner that does not require passage through any other part of a building.

5. Undivided Ownership. Ownership of an ADU shall not be transferred separately from the single-family dwelling to which it is an accessory, unless the transfer is part of a lawfully platted subdivision that complies with all applicable town ordinances. The primary residence and the ADU(s) shall have the same physical and mailing address.
 6. Site Layout Approval. The accessory dwelling unit shall be constructed at a location on the lot or parcel approved by the town and service providers to take into account drainage, topography, setbacks, parking, utilities, easements and all other applicable standards.
 7. Utilities. All utilities shall be sized and constructed to accommodate the primary dwelling and the ADU, as well as any other structures or uses on the lot or parcel.
 8. Building Department Compliance. No ADU shall be constructed, converted or remodeled without a building permit issued at the time of the act. No permit shall be issued if there is an outstanding code violation on the parcel. If no building permit was issued at the time of construction, conversion or remodeling, the applicant shall apply for a building permit and pay all applicable fees to the town and applicable utility service providers. It is the applicant's responsibility to provide a certification of compliance from a qualified and licensed engineer to the Building Official that the ADU complies with all regulations, ordinances and building codes, and the town shall make a determination of adequacy of the certification of compliance, in its sole discretion.
- D. Application Procedure: Approval of an accessory dwelling unit requires a building permit. The application and review procedure for a building permit is as follows:
1. Application Submittal Requirements.
 - a. A completed building permit application signed by the owner or assigned agent.
 - b. An application fee. The payment of a partial application fee, or the submittal of plans for a pre-submittal review, does not constitute a complete application.
 - c. A site plan drawn accurately to scale that shows property lines and dimensions, setbacks, the location of existing buildings and building entrances, any proposed building and its dimensions from buildings and property lines, and the location of parking stalls.
 - d. Detailed floor plans, including elevations, draw to scale with labels on rooms indicating proposed uses.
 - e. Detailed utility plans, drawn to scale showing the location of private and public utility infrastructure on the lot or parcel, and the connections to any public utilities.
 2. Review Procedure.

- a. Upon submittal of a complete ADU application, Planning staff will review the application to verify compliance with this chapter and any other relevant component of town ordinances.
 - b. If the building permit application complies with relevant land use laws, and receives all required department and agency approvals, a building permit shall be issued. The ADU shall maintain compliance with the approved permit.
 - c. If the application does not comply, Planning staff shall notify the applicant in writing, using the notification method typical for similar correspondence. The applicant shall be given the opportunity to revise the application to bring it into compliance. If the application cannot be brought into compliance, the application shall be denied. A denial by the Planning staff is an administrative decision. Alternatively, the applicant may withdraw the application, forfeiting the fee.
 - d. If the ADU is rented, a business license is required. License renewal requires owner's proof of continued compliance with the requirements in this section.
3. Use as a long-term rental dwelling. The primary dwelling or the ADU may be long term rented on the parcel or lot if the owner provides proof that the property has the primary residential exemption as determined by the Washington County Assessor's office, and that the primary residence or the ADU is owner-occupied. A deed restriction, recorded against the property on a form acceptable to the town, acknowledging that the lot or parcel will remain owner-occupied, is required for one ADU on the property to be long term rented.
- E. Enforcement: Violations of this chapter are subject to enforcement and penalties as outlined in AVL 10.02.190. Noncompliance with the standards of this section shall be just cause for the denial of a business license application or renewal, or revocation of an existing business license, if the original conditions are not maintained that allowed the ADU.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple
Valley

Frank Lindhardt, Mayor,, Apple
Valley

Effective 5/28/2021**10-9a-534 Regulation of building design elements prohibited -- Exceptions.**

- (1) As used in this section, "building design element" means:
- (a) exterior color;
 - (b) type or style of exterior cladding material;
 - (c) style, dimensions, or materials of a roof structure, roof pitch, or porch;
 - (d) exterior nonstructural architectural ornamentation;
 - (e) location, design, placement, or architectural styling of a window or door;
 - (f) location, design, placement, or architectural styling of a garage door, not including a rear-loading garage door;
 - (g) number or type of rooms;
 - (h) interior layout of a room;
 - (i) minimum square footage over 1,000 square feet, not including a garage;
 - (j) rear yard landscaping requirements;
 - (k) minimum building dimensions; or
 - (l) a requirement to install front yard fencing.
- (2) Except as provided in Subsection (3), a municipality may not impose a requirement for a building design element on a one to two family dwelling.
- (3) Subsection (2) does not apply to:
- (a) a dwelling located within an area designated as a historic district in:
 - (i) the National Register of Historic Places;
 - (ii) the state register as defined in Section 9-8-402; or
 - (iii) a local historic district or area, or a site designated as a local landmark, created by ordinance before January 1, 2021;
 - (b) an ordinance enacted as a condition for participation in the National Flood Insurance Program administered by the Federal Emergency Management Agency;
 - (c) an ordinance enacted to implement the requirements of the Utah Wildland Urban Interface Code adopted under Section 15A-2-103;
 - (d) building design elements agreed to under a development agreement;
 - (e) a dwelling located within an area that:
 - (i) is zoned primarily for residential use; and
 - (ii) was substantially developed before calendar year 1950;
 - (f) an ordinance enacted to implement water efficient landscaping in a rear yard;
 - (g) an ordinance enacted to regulate type of cladding, in response to findings or evidence from the construction industry of:
 - (i) defects in the material of existing cladding; or
 - (ii) consistent defects in the installation of existing cladding; or
 - (h) a land use regulation, including a planned unit development or overlay zone, that a property owner requests:
 - (i) the municipality to apply to the owner's property; and
 - (ii) in exchange for an increase in density or other benefit not otherwise available as a permitted use in the zoning area or district.

Enacted by Chapter 3, 2021 Special Session 1

**APPLE VALLEY
ORDINANCE O-2023-01**

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

SECTION 1: AMENDMENT “10.28.230 Accessory Buildings And Accessory Uses General Requirements” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.28.230 Accessory Buildings And Accessory Uses General Requirements

- A. Accessory buildings and accessory uses may be authorized in association with a primary building or primary use.
- B. Accessory buildings and accessory uses shall only be authorized concurrently with, or following, the establishment of the primary building or primary use.
- C. An accessory garage may be attached to, or detached from, the primary building.
 - 1. An accessory garage that is attached to a primary building shall meet all requirements for the location of the primary building.
 - a. All garages and other accessory buildings located within ten feet (10') of the primary building shall be considered attached and part of the primary building and the setback requirements applicable to the primary building shall apply
 - b. See also AVLU 10.28.240.
- D. An accessory garage that is detached from a primary building shall meet all requirements for the location of a detached accessory building, as provided herein.
 - 1. All garages and other accessory buildings located ten feet (10') or more away from the primary building may be located no less than three feet (3') from the side or rear property line, and no portion of any garage or accessory building, including any roof overhangs, shall be allowed within one foot (1') of any property line.
 - 2. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
 - 3. See also AVLU 10.28.240.
- E. Accessory buildings, located on corner lots, shall meet the required corner side yard setback, applicable in the zoning district in which the accessory building is located.
- F. Accessory buildings, except for agricultural use accessory buildings, shall be constructed of similar materials and colors and be an architectural style designed to blend with the primary building.
- G. Agricultural use accessory buildings, including barns and stables, shall be constructed of serviceable building materials.

- H. Accessory buildings shall comply with the requirements of the adopted building code, as applicable.
- I. No mobile home, travel trailer, boat or similar recreational vehicle shall be used as an accessory building.
- J. Containers may be used as accessory buildings to a primary residential structure subject to the following requirements;
 - 1. Shipping Container is defined as an enclosed steel box container with strength suitable to withstand shipment, storage and handling. Containers are 20'x8'x8'6"-9'6" or 40'x8'x8'6"-9'6" (LxWxH). Also commonly referred to as Intermodal Freight Containers, Conex Boxes, ISO Container or Sea Cans.
 - 2. Shipping Containers may be used as accessory buildings to a primary residential structure subject to the following acreage limitations;
 - a. Lots under two acres are allowed one shipping container not to exceed twenty feet (20') in length.
 - b. Lots two or more acres and less than five acres are allowed either one (1) forty foot (40') container or two (2) twenty-foot (20') containers.
 - c. Lots over five acres but less than twenty acres are allowed sixty feet (60') in total linear length of shipping containers.
 - d. Lots twenty acres and larger are allowed one hundred sixty feet (160') in total linear length of shipping containers.
 - 3. Shipping containers shall be located in side or rear yard, are subject to all property setbacks and shall not be located within ten feet (10') of any primary structure or other accessory building or shipping container.
 - 4. Within one (1) month of delivery, all shipping containers must be painted to either match the primary residential structure or one of the following earth tones; hunter green, brown, beige, tan, gray, copper, earth red or white. Container lettering, names and numbering, must not be visible on the exterior of the structure.
 - 5. All Shipping Containers must be permitted prior to delivery.
 - a. Container installed without utilities require submission of a site plan to include the location of the container, the setbacks to other buildings and property lines, and the color plan.
 - b. If utilities will be connected, the standard building permit process must be followed and building permit fees paid. The container will be subject to inspections prior to completion.
 - 6. No more than two (2) shipping containers may be used for storage of construction materials for the duration of a building permit for a residential structure. Said container(s) shall be removed prior to issuance of the Certificate of Occupancy.
- K. No utility connections or meters, separate from the primary building, shall be allowed for accessory buildings. Unless required by code.
- L. No accessory buildings shall be rented, leased or sold separately from the rental, lease or sale of the primary building.
- M. No accessory building shall be used as a permanent dwelling unit.
- N. No accessory building shall be located closer than three feet (3') to any side or rear

property line, and no portion of any garage or accessory building, including any roof overhangs, shall be allowed within one foot (1') of any property line.

- O. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
- P. Accessory buildings used for the housing of domestic livestock or fowl shall comply with the requirements of AVL 10.10.050 B.

AFTER AMENDMENT

10.28.230 Accessory Buildings And Accessory Uses General Requirements

- A. Accessory buildings and accessory uses may be authorized in association with a primary building or primary use.
- B. Accessory buildings and accessory uses shall only be authorized concurrently with, or following, the establishment of the primary building or primary use.
- C. An accessory garage may be attached to, or detached from, the primary building.
 - 1. An accessory garage that is attached to a primary building shall meet all requirements for the location of the primary building.
 - a. All garages and other accessory buildings located within ten feet (10') of the primary building shall be considered attached and part of the primary building and the setback requirements applicable to the primary building shall apply
 - b. See also AVL 10.28.240.
- D. An accessory garage that is detached from a primary building shall meet all requirements for the location of a detached accessory building, as provided herein.
 - 1. All garages and other accessory buildings located ten feet (10') or more away from the primary building may be located no less than three feet (3') from the side or rear property line, and no portion of any garage or accessory building, including any roof overhangs, shall be allowed within one foot (1') of any property line.
 - 2. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
 - 3. See also AVL 10.28.240.
- E. Accessory buildings, located on corner lots, shall meet the required corner side yard setback, applicable in the zoning district in which the accessory building is located.
- F. Accessory buildings, except for agricultural use accessory buildings, shall be constructed of similar materials and colors and be an architectural style designed to blend with the primary building.
- G. Agricultural use accessory buildings, including barns and stables, shall be constructed of serviceable building materials.
- H. Accessory buildings shall comply with the requirements of the adopted building code, as applicable.
- I. No mobile home, ~~travel trailer~~, boat or similar recreational vehicle shall be used as an accessory building. Travel trailers and RV's may be used if all hookups (water, sewer, electricity) are available.

J. Containers may be used as accessory buildings to a primary residential structure subject to the following requirements;

1. Shipping Container is defined as a standardized reusable fully enclosed unit often constructed of corrugated steel, usually rectangle in shape, manufactured for the purpose of intermodal transporting of goods and materials by rail, road, air or sea. ~~an enclosed steel box container with strength suitable to withstand shipment, storage and handling. Containers are 20'x8'x8'6"-9'6" or 40'x8'x8'6"-9'6" (LxWxH).~~ Also commonly referred to as Intermodal Freight Containers, Conex Boxes, cargo container, ISO Container or Sea Cans. The following shall apply to shipping containers:

a. Shipping containers that have transported goods to a site may be used for the temporary storage of such transported goods as an accessory use to a legally established primary use in the I-1 (Industrial) zone and C-1, C-2, C-3 and PDC (Commercial) zones subject to the following conditions:

(1) The location of the temporary storage area shall be noted on the site plan establishing the primary use of the site. If there is not a site plan for an existing use, then a site plan shall be submitted for approval as outlined in each of the applicable zones.

(2) The temporary storage area shall be screened from view from any public right of way and residential development.

(3) Shipping containers shall not be stacked.

(4) Shipping containers shall not be converted into permanent structures or use for permanent storage without first receiving conditional use approval and a building permit.

2. Shipping Containers used for storage in OST, OS, Agricultural and all Residential zones shall be subject to the following requirements ~~may be used as accessory buildings to a primary residential structure subject to the following acreage limitations;~~

a. ~~Lots under two acres are allowed one shipping container not to exceed twenty feet (20') in length.~~ Shipping containers shall not be stacked.

b. ~~Lots two or more acres and less than five acres are allowed either one (1) forty foot (40') container or two (2) twenty-foot (20') containers.~~ Shipping containers are an accessory building and must comply with the applicable setbacks and all other requirements of this ordinance and applicable town and building code for an accessory building.

c. ~~Lots over five acres but less than twenty acres are allowed sixty feet (60') in total linear length of shipping containers.~~ The temporary storage area shall be screened from view from any public right of way.

d. ~~Lots twenty acres and larger are allowed one hundred sixty feet (160') in total linear length of shipping containers.~~ The exterior of the shipping container shall be maintained and structurally intact.

- e. No more than one (1) shipping container shall be allowed on a residential lot one (1) acre in size or less. Two (2) shipping containers shall be allowed on residential lots greater than one (1) acre in size and up to five (5) acres in size. Residential lots five (5) acres in size or larger shall not have more than five (5) containers.
- 3. Shipping containers shall be located in side or rear yard, are subject to all property setbacks and shall not be located within ten feet (10') of any primary structure or other accessory building or shipping container.
- 4. ~~Within one (1) month of delivery, all shipping containers must be painted to either match the primary residential structure or one of the following earth tones; hunter green, brown, beige, tan, gray, copper, earth red or white. Container lettering, names and numbering, must not be visible on the exterior of the structure.~~ Shipping containers shall be painted one solid, muted color that blends with the surrounding vegetation, natural topography or structures.
- 5. Shipping containers shall not display advertising, company logos, names or other markings painted on, or otherwise attached to the exterior of the shipping container.
- 6. All Shipping Containers must be permitted prior to delivery.
 - a. Container installed without utilities require submission of a site plan to include the location of the container, the setbacks to other buildings and property lines, and the color plan.
 - b. If utilities will be connected, the standard building permit process must be followed and building permit fees paid. The container will be subject to inspections prior to completion.
- 7. ~~No more than two (2) shipping containers may be used for storage of construction materials for the duration of a building permit for a residential structure. Said container(s) shall be removed prior to issuance of the Certificate of Occupancy.~~ Shipping containers used for storage during construction shall be subject to the following requirements:
 - a. Shipping containers may be used in all land use zones for temporary storage of construction related materials on a building site for which an active building permit or excavation permit exists.
 - b. Shipping containers must be removed within fourteen (14) days upon final inspection of permit, or comply with the accessory building requirements of this and all other applicable town and building codes.
- 8. The storage of hazardous material is prohibited.
- 9. Modification of shipping containers to create a residential dwelling or commercial structure is permitted subject to all applicable town land use code and adopted building codes.
- 10. Modified shipping containers may be approved as a temporary structure or enclosure in a PD (Planned Development) project.
- 11. The use of box truck cargo container, van body, semi-truck trailer, bus body, camper or RV are not permitted as an accessory structure, shed or storage.
- 12. Shipping containers established as a temporary structure prior to the adoption

of this code are not exempt from the screening requirement and must be permitted and brought into compliance with this ordinance.

13. Shipping containers may not be used as the base to a truss-based roofing structure.

- K. No utility connections or meters, separate from the primary building, shall be allowed for accessory buildings. Unless required by code.
- L. No accessory buildings shall be ~~rented, leased or~~ sold separately from the ~~rental, lease or~~ sale of the primary building.
- M. No accessory building shall be used as a permanent dwelling unit without conforming with AVLU 10.28.270.
- N. No accessory building shall be located closer than three feet (3') to any side or rear property line, and no portion of any garage or accessory building, including any roof overhangs, shall be allowed within one foot (1') of any property line.
- O. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
- P. Accessory buildings used for the housing of domestic livestock or fowl shall comply with the requirements of AVLU 10.10.050 ~~BE~~.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: EFFECTIVE DATE This Ordinance shall be in full force and effect from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Frank Lindhardt	_____	_____	_____	_____
Council Member Andy McGinnis	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple
Valley

Frank Lindhardt, Mayor,, Apple
Valley



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 07, 2022 at 6:00 PM

MINUTES

Chairman | Allen Angell

Commissioners | Lee Fralish | Margaret Ososki | Richard Palmer | Garth Hood

CALL TO ORDER- Chairman Angell called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Allen Angell

Commissioner Lee Fralish

Commissioner Margaret Ososki

Commissioner Richard Palmer

Commissioner Garth Hood

Staff Present

Town Clerk/Recorder Jenna Vizcardo

Town Administrator Jauna McGinnis

Planning Department Manager Frank Lindhardt

Planning and Zoning Assistant Kyle Layton

CONFLICT OF INTEREST DISCLOSURES

None declared.

APPROVAL OF MINUTES

1. Minutes: November 2, 2022
2. Minutes: November 15, 2022

Chairman Angell asked commissioners if they had any comments. Minutes were reviewed.

MOTION: Commissioner Fralish motioned we approve the minutes of November 2, 2022 and November 15, 2022.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Angell called for a vote:

Commissioner Ososki - Yes

Commissioner Hood - Abstain

Commissioner Palmer - Yes

Commissioner Fralish - Yes



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 07, 2022 at 6:00 PM

MINUTES

Chairman Angell - Yes

The vote was 4-0, 1 abstain and the motion carried.

HEARING ON THE FOLLOWING | DISCUSSION AND POSSIBLE ACTION ITEMS

3. Public Hearing: Update Title 11.12 Standards, Ordinance-O-2022-60.

Planning Department Manager Frank Lindhardt commented majority housekeeping and referencing design standards we have in the Town. Also adding Ash Creek as a reference.

Chairman Angell opened public hearing.

No public comments.

Chairman Angell closed the public hearing.

4. Discussion and Action: Update Title 11.12 Standards, Ordinance-O-2022-60.

MOTION: Commissioner Hood motioned that we recommend to the council that we pass the amendment 11.12 Standards as specified.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Angell called for a vote:

Commissioner Ososki - Yes

Commissioner Hood - Yes

Commissioner Palmer - Yes

Commissioner Fralish - Yes

Chairman Angell - Yes

The vote was unanimous and the motion carried.

5. Public Hearing: Zone Change for AV-2194-D and AV-2194-B | Approx: 1 N. Cinder Hill Road from Open Space/Open Space Transition Zone (OS/OST) to C-3 General Commercial Zone (C-3) for the stated purpose of commercial development to match neighboring C-3 parcels. Applicant: Hidden Rock Development Group.

Kyle Layton Planning and Zoning Assistant gave overview:



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 07, 2022 at 6:00 PM

MINUTES

COMMENTS: Applicant is requesting a zone change to a commercial or planned development commercial zone with the intent to develop a horizontal hotel. The property is currently surrounded by C-3 property to the West and North, as well as some BLM property to the East and South. The general plan shows this property as well as all surrounding properties as agricultural land.

This project was presented to the Joint Utility Committee on November 16th, 2022. Several concerns were brought up during this meeting and while the applicants have addressed some, the following are still concerns from staff:

The first concern is access to the property. It is currently accessed through Cinder Hill Road as well as Gouldwash Road. Both roads are not currently roads that have been dedicated to the town and run through multiple private properties. The transportation master plans show only a portion of Gouldwash road to be used for future planning. The master plan shows these roads as a collector street and would require major improvements to bring them up to town standards. Due to the size of the project the applicants would be required to have a primary access as well as a secondary access in case of emergency. Another concern with access would be approval from UDOT for access off highway 59 as far as staff knows there hasn't been any information on whether this would be possible.

The second concern is the site plan that was provided shows quite a bit of development on the hillside. The applicants did a good job of keeping the buildings on relatively flat ground but there are concerns on the road running through their property for emergency vehicle access. Much of their development is on a slope greater than 30% which is not allowed by Apple Valley's hillside ordinance. The hillside ordinance allows slopes up to a maximum of 12% for the road if the road is brought up to full improvements including pavement. It may be difficult to develop roads to meet these requirements.

The last concern is with the water and wastewater. These are issues that could be worked out later but may lead to very expensive development costs that the applicant needs to be aware of.

The following is our report based upon the property location and other facts:

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;

The town General Plan shows this property as Agricultural. This zone change would not be consistent with the General Plan

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

There is not currently much development in the vicinity of this project. The location is the old kokopelli golf course. So there is part of a clubhouse as well as the golf cart paths which are being proposed to be integrated into this project.



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 07, 2022 at 6:00 PM

MINUTES

3. The extent to which the proposed amendment may adversely affect adjacent property; and

There is not currently any development on the adjacent property. This zone change would most likely set the course for how the property would be developed in this part of town.

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

There are not currently any utilities for this area. The applicant would need to provide all utilities and road access.

Applicant introduced himself, Dallin Jolley from Salt Lake City as a Developer. This project is unique and special. Amazed of how beautiful the area is out there. Concept of argotourism. Concept is low density hospitality resort. The total would be 44 units. They would like to maintain those views and low-density approach. If driving on the highway 59 you wouldn't even see it.

Chairman Angell commented that he is really interested in the response to the steepness of the roads and understanding of fire access. Applicant stated there is some severity in slopes and opportunities in road fill to meet standards of Town and Fire Code. Chairman Angell commented about the Cabin Zone and asked applicant to help him understand why this project is not that based on the renderings. Applicant stated there will be an operating company that will be doing the maintaining and doing all the commercial services.

Commissioner Fralish commented this is higher end of development and asked what the source of water would be. Water options were discussed and applicant states he has been working with Andy of the Big Plains Water Special Service District.

Other applicant commented that low density is the goal and his name is Anish. He grew up in Maryland and came to Zion fell in love. Seed to table is very important to them.

Chairman Angell opened the public hearing.

Linda Noyes, Purple Sage Rd. Is there any going to being any impact studies on wildlife.

Applicant responded would love to do a wildlife study with DNR or whoever has those studies done.

Rich Kopp, 2222 E Ranch Rd. The project sounds great but has heard this kind of call before on these outrageous projects. You just have too many questions outstanding personally, major thing is UDOT with turn lane. Personally, until you get those questions answered it's a little premature for a zone change.

Larrin Hall 120 W 975 N, Hurricane, UT. Commented about zone change and having to clean up junk on property if zone change goes through.



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 07, 2022 at 6:00 PM

MINUTES

Rich Ososki, 1024 W Little Pinion Way. Big issue is with water and septic systems are issue as well. Other issue is also Rocky Mountain Power substation being farther out. To tell the truth kind of against it, don't see it myself at this time. Major problem to get in there. Don't feel comfortable.

Joanie Moses, 288 N Foothill Dr. Great job presenting. Like other people have said other developers have promised a lot of things. Sounds like tremendous amount of work and money involved. If you could make it happen, the way you are talking, I think it would be great. But I don't see where the water is going to come from.

Mike Farrar, 900 Mountain Dr. Few questions, maybe your guys know because I am new here. What makes these guys, honestly you guys' sound like good salesmen. What makes them do what they say they are going to do. Are there ordinances? Second question I have is what kind of revenue is involved for the city. We need revenue and if the prices right, hey you know you can do things. Then of course the water issue, I'm just kind of digging into the water issues. I see those 3 issues, water, revenue, and uncontrolled growth.

Chairman Angell closed the public hearing.

6. **Discussion and Action:** Zone Change for AV-2194-D and AV-2194-B | Approx: 1 N. Cinder Hill Road from Open Space/Open Space Transition Zone (OS/OST) to C-3 General Commercial Zone (C-3) for the stated purpose of commercial development to match neighboring C-3 parcels. Applicant: Hidden Rock Development Group.

Chairman Angell discussed reluctant about C-3 due to possibility of changing hands after zone change, recommends planned development.

Commissioner Ososki commented that she believes this project is cabins and not horizontal hotels.

Chairman Angell asked Planning and Zoning Assistant Kyle Layton about application presented as C-3 Zone Change and if we are going to proceed to change to different zone would that be feasible. Planning Department Manager Frank Lindhardt commented that he had same question and asked the Town attorney and he confirmed that we can change zone to Planning Commission's recommendation without the applicant having to go through application process. Site Plan/Master Plan on Planned Development is what sets a planned development in concrete. Since they do not have a master plan that is ready there is no way at this time that the Planning Commission could even recommend planned development. Discussed about recommendation that the applicant could come back with preliminary master plan with all the issues solved.

Chairman Angell commented on record would love to see this happen, as this is the right development, low density, and high end looking with nice tax base. This is what prevents us becoming 3-6000 development. Would like to give them hope to have the momentum behind. This must go back to Planning Commission. Discussion about tabling. Applicant would like approval with conditions.



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 07, 2022 at 6:00 PM

MINUTES

Chairman Angell commented this application as planned development as it stands does not meet our Ordinances. Chairman Angell commented that Town Council could potentially have them on the agenda just to hear their idea. Discussion about tabling this application. Planning Department Manager Frank Lindhardt discussed about possibly bringing in another application for Planned Development Commercial Zone Change with waiving the application fee and advertising the Planned Development Commercial Zone Change to err on the side of caution even though it is not necessary. Commissioner Ososki commented that she likes the project but has heard so many promises from developers in the past, she just doesn't believe they can follow through. Commissioner Palmer commented that he is all for it if you can come through with all of it being low density is what we want. Commissioner Hood commented he would be interested in the revenue aspect.

MOTION: Chairman Angell motioned to table.

SECOND: The motion was seconded by Commissioner Ososki.

VOTE: Chairman Angell called for a vote:

Commissioner Ososki - Yes
Commissioner Hood - Yes
Commissioner Palmer - Yes
Commissioner Fralish - Yes
Chairman Angell - Yes

The vote was unanimous and the motion carried.

7. **Public Hearing:** Update Title 10.10.040 I Industrial Zone, Ordinance-O-2022-63.

Planning Department Manager Frank Lindhardt commented that we are taking recycling business out of permitted use and making it a conditional use.

Chairman Angell opened the public hearing.

No public comments.

Chairman Angell closed the public hearing.

8. **Discussion and Action:** Update Title 10.10.040 I Industrial Zone, Ordinance-O-2022-63.

MOTION: Commissioner Ososki motioned to recommend approval to Town Council on update on Title 10.10.040 Industrial Zone, Ordinance-O-2022-63.



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, December 07, 2022 at 6:00 PM

MINUTES

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Angell called for a vote:

Commissioner Ososki - Yes
Commissioner Hood - Yes
Commissioner Palmer - Yes
Commissioner Fralish - Yes
Chairman Angell - Yes

The vote was unanimous and the motion carried.

9. Public Hearing: Adopt Title 10.10.130 Institutional Zone, Ordinance-O-2022-64.

Planning Department Manager Frank Lindhardt commented that Institutional Zone on the General Plan was added and didn't have zone to match. Institutional is government property.

Chairman Angell opened the public hearing.

Rich Kopp, 2222 E Ranch Rd. Asked where the location would be.

Chairman Angell closed the public hearing.

10. Discussion and Action: Adopt Title 10.10.130 Institutional Zone, Ordinance-O-2022-64.

MOTION: Commissioner Fralish motioned we adopt and send to Town Council Title 10.10.130 Institutional Zone, Ordinance-O-2022-64.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Angell called for a vote:

Commissioner Ososki - Yes
Commissioner Hood - Yes
Commissioner Palmer - Yes
Commissioner Fralish - Yes
Chairman Angell - Yes

The vote was unanimous and the motion carried.



**APPLE VALLEY PLANNING COMMISSION PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, December 07, 2022 at 6:00 PM

MINUTES

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn the meeting.

SECOND: The motion was seconded by Chairman Angell.

VOTE: Chairman Angell called for a vote:

Commissioner Ososki - Yes
Commissioner Hood - Yes
Commissioner Palmer - Yes
Commissioner Fralish - Yes
Chairman Angell - Yes

The vote was unanimous and the motion carried.

Meeting adjourned at 7:24 p.m.

Date Approved: _____

Approved BY: _____

Chair |

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo