



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, February 07, 2024 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, February 07, 2024**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Annie Spendlove

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/82661513795>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 8266151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

APPROVAL OF MINUTES

1. Minutes: January 3, 2024.

HEARING ON THE FOLLOWING

2. Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2024-07.
3. Recommendation of Approval to Amend Title 10.10.110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03.
4. Recommendation of Approval to Amend Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2024-02.
5. Recommendation of Approval to Amend Title 10.10.100 Recreational Vehicle Park Zone, Ordinance-O-2024-08.

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2024-07.
7. Recommendation of Approval to Amend Title 10.10.110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03.
8. Recommendation of Approval to Amend Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2024-02.
9. Recommendation of Approval to Amend Title 10.10.100 Recreational Vehicle Park Zone, Ordinance-O-2024-08.

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.



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 03, 2024 at 6:00 PM

MINUTES

Chair | Bradley Farrar |

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Annie Spendlove

CALL TO ORDER- Commissioner Farrar called the meeting to order at 5:59 p.m.

NOMINATE AND APPOINT CHAIR

MOTION: Commissioner Fralish nominated Brad Farrar.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

- Commissioner Spendlove - Aye
- Commissioner Hood - Aye
- Commissioner Palmer - Aye
- Commissioner Fralish - Aye
- Chairman Farrar - Aye

The vote was unanimous and the motion carried.

NOMINATE AND APPOINT VICE-CHAIR

MOTION: Chair Farrar motioned to nominate Lee as Vice Chair.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

- Commissioner Spendlove - Aye
- Commissioner Hood - Aye
- Commissioner Palmer - Aye
- Commissioner Fralish - Aye
- Chairman Farrar - Aye

The vote was unanimous and the motion carried.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chair Bradley Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 03, 2024 at 6:00 PM

MINUTES

Commissioner Garth Hood
Commissioner Annie Spendlove

CONFLICT OF INTEREST DISCLOSURES

None declared.

APPROVAL OF MINUTES

1. Minutes: December 6, 2023.

MOTION: Commissioner Fralish motioned we approve the minutes of 12.6.23.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

- Commissioner Spendlove - Aye
- Commissioner Hood - Aye
- Commissioner Palmer - Aye
- Commissioner Fralish - Aye
- Chairman Farrar - Aye

The vote was unanimous and the motion carried.

HEARING ON THE FOLLOWING

2. Consider Recommendation of Approval to Amend Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2024-02.

Chair Farrar opened the public hearing.

No public comments.

Chair Farrar closed the public hearing.

3. Consider Recommendation of Approval to Amend Title 10.10.110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03.

Chair Farrar opened the public hearing.

Janet Prentice, resident of AV. She commented, she agrees with what you are doing exactly on that, I'd like to see you go a little further.



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 03, 2024 at 6:00 PM

MINUTES

Would like the Planning Commission to revisit this Amendment 10.10.110 Cabins or Tiny Home Parks Zone of Apple Valley Land Use. To increase the minimum zone size to ten (10) acres with no frontage to any residential area.

Gooseberry Lodges AV-1337 is only 4.97 Acres, is close to residential area. Residents in Phase I of Apple Valley Ranches have complained about renters at the lodges walking their streets and trespassing to hike up to Little Creek Mesa.

Across Plains Dr. is property AV-1335 5.03 acres zoned C-3. At this time for sale. This should not be considered for cabins or R.V. park.

(The owner of this land appeared before the PC in 2021 to use this land for an RV park).

AV-1311-A-7-A, GOOSEBERRY PRESERVE LLC is 69.85 acres. This property has transferable developer's agreements.

Such as, adding a 1/2 million gallon storage tank to replace the one located on Rome Way, or (originally the tank maintenance road), that is leaking.

They are to have a split log fence 75 feet from the rim facing Gooseberry Estates. They have already constructed an observation deck taller than 15', which would allow them to grandfather this into their project.

Amenities are needed to make tiny cabin projects profitable.

Mayor Mike Farrar mentioned coffee with the mayor on Thursday, January 11th at 9:30 a.m. to discuss Gooseberry Preserve, she is welcome to attend.

Chair Farrar closed the public hearing.

4. Consider Recommendation of Approval to Amend Title 10.10.030 C Commercial Zones, Ordinance-O-2024-04.

Chair Farrar opened the public hearing.

No public comments.

Chair Farrar closed the public hearing.

5. Consider Recommendation of Approval to Amend Title 11.08.040 Street Improvements, Ordinance-O-2024-05.

Chair Farrar opened the public hearing.

No public comments.

Chair Farrar closed the public hearing.



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 03, 2024 at 6:00 PM

MINUTES

DISCUSSION AND POSSIBLE ACTION ITEMS

- 6. Consider Recommendation of Approval to Amend Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2024-02.

Chair Farrar reviewed the ordinance amendment in the agenda packet.

MOTION: Commissioner Spendlove motioned that we approve item number six, Title 10.10.090 Manufactured Housing Park Zone, Ordinance-O-2024-02.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

- Commissioner Spendlove - Aye
- Commissioner Hood - Aye
- Commissioner Palmer - Aye
- Commissioner Fralish - Aye
- Chairman Farrar - Aye

The vote was unanimous and the motion carried.

- 7. Consider Recommendation of Approval to Amend Title 10.10.110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03.

Chair Farrar reviewed the ordinance amendment in the agenda packet.

MOTION: Commissioner Fralish motioned we recommended approval of the amendment on Title 10.10.110 110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03, pass it on to the Town Council for consideration.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

- Commissioner Spendlove - Aye
- Commissioner Hood - Aye
- Commissioner Palmer - Aye
- Commissioner Fralish - Aye
- Chairman Farrar - Aye

The vote was unanimous and the motion carried.



PLANNING COMMISSION MEETING AND HEARING
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MINUTES

- 8. Consider Recommendation of Approval to Amend Title 10.10.030 C Commercial Zones, Ordinance-O-2024-04.

Chair Farrar reviewed the ordinance amendment in the agenda packet.

MOTION: Commissioner Hood motioned that we recommend approval to amend Title 10.10.030 C Commercial Zones, Ordinance-O-2024-04.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

- Commissioner Spendlove - Aye
- Commissioner Hood - Aye
- Commissioner Palmer - Aye
- Commissioner Fralish - Aye
- Chairman Farrar - Aye

The vote was unanimous and the motion carried.

- 9. Consider Recommendation of Approval to Amend Title 11.08.040 Street Improvements, Ordinance-O-2024-05.

Chair Farrar reviewed the ordinance amendment in the agenda packet. All commissioners agreed on this amendment and discussed the benefits for the community.

MOTION: Commissioner Palmer motioned that we recommend approval to amend Title 11.08.040 Street Improvements, Ordinance-O-2024-05.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

- Commissioner Spendlove - Aye
- Commissioner Hood - Aye
- Commissioner Palmer - Aye
- Commissioner Fralish - Aye
- Chairman Farrar - Aye

The vote was unanimous and the motion carried.



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 03, 2024 at 6:00 PM

MINUTES

10. Approval of 2024 Annual Meeting Schedule.

MOTION: Commissioner Fralish motioned that we approve the Planning Commission 2024 Annual Meeting Schedule.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

- Commissioner Spendlove - Aye
- Commissioner Hood - Aye
- Commissioner Palmer - Aye
- Commissioner Fralish - Aye
- Chairman Farrar - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn the meeting.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

- Commissioner Spendlove - Aye
- Commissioner Hood - Aye
- Commissioner Palmer - Aye
- Commissioner Fralish - Aye
- Chairman Farrar - Aye

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:14 p.m.



PLANNING COMMISSION MEETING AND HEARING
1777 N Meadowlark Dr, Apple Valley
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MINUTES

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo

DRAFT

**APPLE VALLEY
ORDINANCE O-2024-07**

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

SECTION 1: AMENDMENT “10.10.060 SF Single Family Residential Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.10.060 SF Single Family Residential Zone

Purpose: The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permits the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be harmful to a single-family residential neighborhood.

- A. **Permitted Uses:** Uses permitted in this zone, following the issuance of a building permit for a permanent dwelling, are as follows:
1. Single Family dwelling with a minimum of 1000 sq ft. on the main level.
 2. Accessory use and buildings; permitted simultaneously or after obtaining a building permit and construction and occupancy of a residential dwelling.
 3. Home gardens and trees, keeping of household dogs, cats and chickens (up to six (6) per lot). No roosters allowed.
 4. Residential facility for persons with a disability (see AVLU 10.28 for supplementary information).
 5. Residential facility for the elderly (see AVLU 10.28 for supplementary information), no permanent residence required., no permanent residence required.
 6. Churches
 7. Group homes, no permanent residence required.
 8. Home occupation
 9. Parks and playground
 10. Metal building
- B. **Conditional Uses:** Uses requiring a conditional use permit in this zone are as follows:
1. Assisted living facility (SF-5, SF-10 only)
 2. Accessory use and buildings before a building permit is issued.
- C. Any use not shown in this section shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or conditional use as

provided in subsection 10-7-180-E4 of this title.

D. Height Regulations: No building shall be erected to a height greater than thirty five (35'). No accessory building shall be erected to a height greater than twenty five (25') feet, unless a conditional permit has been obtained.

E. Area Width and Yard Regulations:

District	Area	Lot Width in Feet	Setbacks for Yards in Feet			Maximum Size of Accessory Building	Maximum Building Coverage
			Front	Side	Rear		
SF-0.5	20,000 sq. ft.	80	25	10	10		50%
SF-1.0	sq. ft.	80	25	10	10		50%
SF-2.5	2.5 acres	150	25	25	25		50%
SF-5.0	5.0 acres	200	25	25	25		50%
SF-10.0	10.0 acres	300	25	25	25		50%

F. Modifying Regulations:

1. Side Yards: The side yard setback on a "street side" yard shall be fifteen (15) feet
2. Private Garages and Accessory Buildings: Private garages and accessory buildings located at least 10' behind the main dwelling on lots less than 1/2 acre may have a side yard of three feet (3'), all others must be ten feet (10'), provided that all corner lots shall maintain fifteen feet (15') on the street side.
3. Prohibited Materials and Storage: No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.
4. Location of Required Parking: Required parking shall not be located in the front yard setback.
5. All lighting shall comply with AVLU 10.26 Outdoor Lighting Ordinance.
6. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
7. Permitted and conditional uses set forth in this section shall be deemed to

include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

- a. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
- b. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.

- 8. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit.
- 9. On large lots 5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.
- 10. Maximum Building Coverage on a lot is defined as: A building or group of buildings including all accessory buildings may not cover more than 50 percent of the area of the lot.
- 11. All street, drainage, utility and other public improvements shall be installed as required by the applicable town ordinances, standards and regulations. However, upon recommendation by the Planning Commission and approval of the Town Council based upon good cause shown, the requirements for the installation of dry sewer, curb, gutter and asphalt may be waived or delayed, as the Town Council, in its discretion, may determine.

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 immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Janet Prentice	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael L. Farrar, Mayor, Apple Valley

**APPLE VALLEY
ORDINANCE O-2024-03**

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:

A M E N D M E N T

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 five (15.5)~~ 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 AVLU 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 ~~fifteen~~ eighteen (~~15~~ 18) feet.

No accessory building shall be erected to a height greater than ~~eighteen~~ fifteen (~~18~~ 15) feet.

No club house/office or other approved buildings, may be erected to a height greater than ~~fifteen~~ twenty-five (15') 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 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 (5) acres
2. Roads:
 - a. Width: All roads shall be constructed to meet fire code.
 - b. Construction Specifications: All Units shall be served by roads constructed to meet the fire code 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: 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 ~~four~~ six (~~4~~ 6) units per gross acre.
7. 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.

8. 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 plans shall be approved by the Big Plains Water 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.
 5. All lighting shall comply with AVLU 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: **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.

EFFECTIVE DATE This Ordinance shall be in full force and effect immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Janet Prentice	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael L. Farrar, Mayor, Apple Valley

10.10.110 Cabins Or Tiny Home Parks Zone

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**.

Density: The maximum density for a Cabin or Tiny Home Park shall not exceed **four (4) units** per gross acre.

**APPLE VALLEY
ORDINANCE O-2024-02**

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

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

A M E N D M E N T

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 ~~fifteen five (15 5)~~ fifteen 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 ~~fifteen thirty five (15 35)~~ fifteen feet. No accessory building shall be erected to a height greater than ~~eighteen twenty five (18 25)~~ eighteen feet.
- D. Manufactured Home Park Development Standards:
1. Density: The maximum density for a manufactured home park shall not exceed ~~four six (4 6)~~ four 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 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 AVLU 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 immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Janet Prentice	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael L. Farrar, Mayor, Apple Valley

10.10.090 MH Manufactured Housing Park Zone

The minimum zone size shall be approximately **fifteen (15) acres**.

Density: The maximum density for a manufactured home park shall not exceed **four (4) units per acre**.

**APPLE VALLEY
ORDINANCE O-2024-08**

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

SECTION 1:**AMENDMENT** “10.10.100 Recreational Vehicle Park Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.10.100 Recreational Vehicle Park Zone

- A. Purpose: The purpose of this zone is to provide for the development of a Recreational Vehicle Park (RVP) in a quality environment. Recreational Vehicle 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.

The Recreational Vehicle Parks are designed and intended from the beginning to serve the transient or traveling public that travels with their own recreational vehicles, needing a place to hook-up their own recreational vehicles to utilities and services. The Minimum zone size shall be twenty ~~ten~~ (20 ~~10~~) Acres.

The primary location for a Recreational Vehicle Park is close to Highway 59 or other major roadways and should not be located immediately next to a residential neighborhood.

- B. Permitted Uses: Uses permitted in this zone are as follows:
1. Accessory buildings and uses
 2. Household pets
 3. Recreational Vehicle rental spaces
 4. Park, playground, Swimming Pool and Tennis courts or alike
 5. Other uses similar to the above and judged by the Planning Commission to be in harmony with the intent and character of this zone.
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
1. Clubhouse, sales or registration office, or on-site manager dwelling
 2. Other uses approved by the planning commission as being in harmony with the intent of the zone and similar in nature to the above listed uses
- D. Height Regulations: No building shall be erected to a height greater than fifteen ~~twenty five~~ (15 ~~25~~)'. No accessory building shall be erected to a height greater than fifteen (15') feet.
- E. Recreational Vehicle Park Development Standards:
1. Minimum Size: Each recreational vehicle park shall have a minimum size of

- ten (10) acres.
2. Roads:
 - a. Width: Each recreational vehicle park shall be provided with roadways of at least twenty five feet (25') in width.
 - b. Construction Specifications: All recreational vehicle parks shall be served by paved roads constructed to Town standards and bounded by curb and gutter approved by the Town.
 3. Park Access: Access to all recreational vehicle parks shall be from a dedicated and approved public street at an approved point or points. No RV space shall have direct access from a public street nor may they exit or enter through a residential neighborhood.
 4. Off Street Parking: Hard surface (concrete or Paved) parking spaces shall be provided for the parking of each recreational vehicle, and two (2) additional spaces for vehicles.
 5. Recreation Space: Recreation space shall be provided for each recreational vehicle 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.
 6. Density: The maximum density for a recreational vehicle park shall not exceed ~~eight ten~~ (8 +10) units per gross acre.
 7. Space Width: Each recreational vehicle space shall have a minimum width of thirty feet (30') and all recreational vehicles shall be able to park in designated spaces and no portion of a driveway or roadway may be used for recreational vehicle parking.
 8. Distance of Units: No RV space shall be designed to allow RV units to be parked closer than twenty feet (20'). This requirement shall apply to overnight, extended stay and park model units. No unit in an RV park shall be located closer than the distance required herein.
 9. Minimum Yard Clearances for Recreational Vehicle Park:
 - a. Front or side yard on a public street, twenty five feet (25').
 - b. Side yard bordering adjacent property, ten feet (10').
 - c. Rear yard bordering adjacent property, ten feet (10').
 - d. A six foot (6') block wall fence shall be erected along all side and rear property lines unless otherwise approved by the Planning Commission.
 10. Utilities Required: Each recreational vehicle parking space shall have connections available for 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.
 11. Outdoor Living Space: Each recreational vehicle parking space shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to the vehicle parking space. 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.

12. Landscape Plan: A detailed landscape plan shall be submitted for each recreational vehicle park, and shall be approved by the Planning Commission.

F. Other Requirements:

1. Perimeter Fence: Each Recreational Vehicle Park shall be fenced at the perimeter with a six foot (6') high block wall fence.
2. Building Code; Permit: Installation of infrastructure and any Recreational Vehicle Park structures 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 Recreational Vehicle Park shall be paved according to the construction standards of the Town and shall be bounded by curb and gutter.
4. All lighting shall comply with AVU 10.26 Outdoor Lighting Ordinance.
5. No tents of any kind may be used in this zone, unless included in a planned development agreement.
6. All Recreational Vehicle 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.
7. A Recreational Vehicle Park and Tiny Home or Cabin Park may be combined in one park, and the minimum size of park may be smaller than 10 acres with details of such mixed zoning and park size variations being outlined in a Development Agreement.

- G. Subdivision Requirements: If the Recreational Vehicle Park is not intended to be in a single ownership, rather intended to be sold as individual lots, the subdivision shall then be subject to all applicable requirements of the Town's 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 immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Robin Whitmore	_____	_____	_____	_____
Council Member Barratt Nielson	_____	_____	_____	_____
Council Member Janet Prentice	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael L. Farrar, Mayor, Apple Valley

10.10.100 Recreational Vehicle Park Zone

The minimum zone size shall be approximately **twenty (20) acres**.

Density: The maximum density for a recreational vehicle park shall not exceed **eight (8) units per gross acre**.

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