



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, February 03, 2022 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 **Thursday, February 03, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell

Commissioners | Richard Fischer | Lee Fralish | Forrest Kuehne | Jeri-Burhorn Politte

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/86093206338>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 860 9320 6338

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

APPROVAL OF MINUTES

1. MINS: 1.20.22

HEARING ON THE FOLLOWING

2. Update Title 10

Section 10.10.060 Area width and yard Regulations. Add the word Minimum to chart, under Area.

Section 10.10.030 Commercial Zones. Eliminating the Tourist Commercial Zone as everything in this zone is already covered in our other commercial zones, tiny Home Park or RV Park zones.

Section 28 pertaining to:

B. 10.28.200 Dumping, Storing or Disposal

C. 10.28.240 Limitations on Steel building as home

D. 10.28.260 Delete section Accessory dwelling units for an owner or employee

E. 10.28.270 Guesthouse or Casita.

F. 10.28.280 Time Restrictions on completion of exterior of new construction.

G. 10.28.290 Building permit expiration and Renewal.

H. 10.28.300 Storm water mitigation and detention required.

3. Update Title 11

2. Updates to Title 11.08.040

We are changing the power of the mayor to only be able to subdivide land that creates one (1) new lot under limited conditions, instead of up to 10 lots, without going through the Planning Commission and Town Council.

3. Updates to Title 11.08.

A. Amending street design standards to match Hurricane City adding Rural Roads to our standards.

B. Adding the requirement for sidewalk on certain road standards to correspond with our Town Design Standards.

C. Changes to 11.02.120 Subdividers Agreement. Added language to protect the Town from legal fees.

D. Added a section to 11.02.100 Adding an agreement between Land Owners and Town of Apple Valley that if a lawsuit is initiated, the losers pay both sides.

4. Amend Master Road plan for:

A. Bubbling Wells area

B. Wildcat Road across from Cedar Point.

C. Move online master road map to its own area online

5. Add a summary of Town Development and building policies to help developers learn how to develop in Apple Valley.

6. Adopting Typical Street Cross Sections (PDF). Check them out here:
<https://www.cityofhurricane.com/163/City-Design-Standards>

DISCUSSION AND POSSIBLE ACTION ITEMS

7. Update Title 10

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Section 10.10.030 Commercial Zones. Eliminating the Tourist Commercial Zone as everything in this zone is already covered in our other commercial zones, tiny Home Park or RV Park zones.

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- B. Wildcat Road across from Cedar Point.
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10. Add a summary of Town Development and building policies to help developers learn how to develop in Apple Valley.

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ADJOURNMENT

Interested persons are encouraged to attend public meetings to present their views. Comments can also be submitted in writing at least one day prior to the meeting by emailing **clerk@applevalleyut.gov**. Comments submitted in writing will be read on the record during the meeting.

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Clerk 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 on 1/24/2022.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.



SPECIAL PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, January 20, 2022 at 6:00 PM

DRAFT MINUTES

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Thursday, January 20, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell

Commissioners | Richard Fischer | Lee Fralish | Forrest Kuehne | Jeri-Burhorn Politte

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Allen called meeting to order at 6:00pm

PRESENT

Chair Allen Angel

Commissioner Lee Fralish

Commissioner Richard Fischer

Commissioner Forest Kuehne

Commissioner Jeri Burhorn-Politte

CONFLICT OF INTEREST DISCLOSURES

None declared.

APPROVAL OF MINUTES

1. MINS: 12.01.2021

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Kuehne. to approve

MINS: 12.01.2021

Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion carries.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Discussion and possible action on Nomination and election of chairperson.

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Fralish. to appoint Allen Angel action on Nomination and election of chairperson.

Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion carries.

3. Discussion and possible action on Nomination and election of vice-chairperson.

Motion made by Commissioner Kuehne, Seconded by Chair Angel. on Discussion and possible action on Nomination and election of vice-chairperson for Jeri Burhorn-Politte.

Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion to carries.

4. Discussion and possible action on Introduction of Land Use 101 online course.
Discussion of attending this online course at a meeting of the Planning Commission in February or March. <https://extensioncourses.usu.edu/product/land-use-101-powers-and-duties/>
Conversation took place about scheduling this 2nd week in March for taking course in a work meeting.
Nothing to vote on-more for information.

Allen Angel makes comment to be on the lookout for additional training to satisfy the 4 hours of continuing education that is required.
5. Discussion and possible action on AV-1366-D-1. Zoning change application continued from December meeting. Owner Zion Tiny Homes Matt Jessop.

Allen Angel reads staff report that is part of the Agenda packet on page 26.

Motion for denial from Town Council on Discussion and possible action on AV-1366-D-1. Zoning change application continued from December meeting. Owner Zion Tiny Homes Matt Jessop.

Motion made by Commissioner Kuehne, Seconded by Commissioner Burhorn-Politte.
Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion carries.
6. Discussion and possible action on AV-1318. Zoning change application continued from December meeting. Owner Nancy Bradshaw Tr. Applicant Travis Holm.

Allen Angel reads staff report that is part of the Agenda packet on page 33.

Motion for denial from Town Council Discussion and possible action on AV-1318. Zoning change application continued from December meeting. Owner Nancy Bradshaw Tr. Applicant Travis Holm.

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Fralish.
Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion carries.
7. Discussion and possible action AV-2184 & AV-2165. Zoning change application continued from December meeting. Owner: Ciel Holding LLC & Colony Partners LLC. Application by Travis Holm.

Allen Angel reads staff report that is part of the Agenda packet on page 42.

Motion for denial on Discussion and possible action AV-2184 & AV-2165. Zoning change application continued from December meeting. Owner: Ciel Holding LLC & Colony Partners LLC. Application by Travis Holm.

Motion made by Commissioner Kuehne, Seconded by Commissioner Fralish.
Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion carries.
8. Discussion and possible action on AV-1343-A-1. Zoning change application continued from December meeting. Owner: TLW Investments, Travis & Libby Wells. Agent Alliance Consulting.

Allen Angel reads staff report that is part of the Agenda packet on page 64.

Agent Robert Jensen makes comment for zoning focused on the land use code 10.10. Speaks about zone change being harmonious with general plan and meets minimum requirements. Conversation took place. Made comment about Preliminary plat addressing the subdivision 11.2.

Motion for denial on Discussion and possible action on AV-1343-A-1. Zoning change application continued from December meeting. Owner: TLW Investments, Travis & Libby Wells. Agent Alliance Consulting.

Motion made by Commissioner Kuehne, Seconded by Commissioner Burhorn-Politte.

Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte

Voting Nay: Commissioner Fischer

Motion passes.

9. Discussion and possible action on AV-1329. Zoning Change application continued from December meeting. Owner: TLW Investments, Travis & Libby Wells, Agent Alliance Consulting.

Allen Angel reads staff report that is part of the Agenda packet on page 80.

Agent Robert Jensen makes comment about the ownership issue.

Forrest Kuehne asks question about ownership and was clarified.

Richard Fischer asks about if they are open to a different density possibly RE-2.5 and Jeri Burhorn-Politte makes comment about 5 acres being harmonious.

Allen Angel comments about servicing this property with utilities and the fact that there are no roads to access.

Motion for denial on Discussion and possible action on AV-1329. Zoning Change application continued from December meeting. Owner: TLW Investments, Travis & Libby Wells, Agent Alliance Consulting.

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Kuehne.

Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion carries.

10. Discussion and possible action on AV-1319-A. Preliminary Plat application continued from December meeting. Owner: Was 2000 Main LLC now its KDLR LLC & K&D Family LLC. Agent: Was Stout Holm, now the owner.

Allen Angel reads staff report that is part of the Agenda packet on page 89.

Fees to apply to new application/owner if a new application for preliminary plat application is received with 6 months.

Motion for denial on Discussion and possible action on AV-1319-A. Preliminary Plat application continued from December meeting. Owner: Was 2000 Main LLC now its KDLR LLC & K&D Family LLC. Agent: Was Stout Holm, now the owner.

Motion made by Commissioner Kuehne, Seconded by Commissioner Fralish.

Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion carries.

11. Discussion and possible action on AV-1325, AV-1326, AV-1327, AV-1345, AV-1346 & AV-1348-A. Preliminary Plat application continued from December meeting. Owner: Was 2000 Main LLC, now its KDLR LLC & K&D Family LLC. Agent was Travis Holm, now owner.

Forrest makes correction to remove AV-1325 which was error, all the other parcel numbers are correct.

Denial from Town Council on Discussion and possible action on AV-1326, AV-1327, AV-1345, AV-1346 & AV-1348-A. Preliminary Plat application continued from December meeting. Owner: Was 2000 Main LLC, now its KDLR LLC & K&D Family LLC. Agent was Travis Holm, now owner.

Motion made by Commissioner Kuehne, Seconded by Commissioner Fischer.

Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte.

Motion carries.

ADJOURNMENT

Motion made by Commissioner Fralish, Seconded by Chair Angel.

Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Date Approved: _____

Chair | Allen Angell

Attest BY: _____
Jenna Vizcardo, Town Clerk

10.10.060 SF Single Family Residential Zone

A. 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 pennit 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.

B. Permitted Uses: Uses permitted in this zone are as follows:

1. Single Family dwelling with a minimum of 1250 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)
6. Churches
7. Group homes
8. Home occupation
9. Parks and playground

Any use not specifically allowed under permitted uses shall be prohibited.

C. 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.

D. Area Width and Yard Regulations:

District	Area <i>Minimum</i>	Width in Feet	Yards in Feet		
			Front	Side	Rear
SF-.25	10,000 sq. ft.	80	25	10	10
SF-.50	20,000 sq. ft.	80	25	10	10
SF-1.0	40,000 sq. ft.	80	25	10	10
SF-2.5	2.5 acres	150	25	25	25
SF-5.0	5.0 acres	200	25	25	25
SF-10.0	10.0 acres	300	25	25	25

E. 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 ½ 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. No industrial-looking buildings such as pre-engineered steel or pole barns allowed, unless specifically approved by the planning commission.

Any use not specifically allowed under permitted uses shall be prohibited.

Section 10:28.260 ACCESSORY DWELLING UNITS FOR AN OWNER OR EMPLOYEE:

~~A. An accessory dwelling unit for an owner or employee shall not be rented, leased or sold separately from the rental, lease or sale of the primary building located on the same lot.~~

~~B. A maximum of one accessory dwelling unit for an owner or employee may be established on each individual, separate lot, such lot meeting all requirements, including minimum lot size, for the zoning district in which the lot is located.~~

~~C. The lot proposed for an accessory dwelling unit for an owner or employee shall already have an existing primary structure provided, or approved, prior to the consideration of an application to allow an accessory dwelling unit.~~

~~D. Accessory dwelling units shall meet the required setbacks for attached or detached accessory buildings and uses as required by the zoning district in which they are located.~~

~~E. An accessory dwelling unit for an owner or employee shall be connected to, and served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections or meters shall be allowed for an accessory dwelling unit for an owner or employee. Unless required by building code.~~

~~F. An accessory dwelling unit for an owner or employee shall provide a minimum of two (2) off street parking spaces, located as determined necessary and appropriate for approval of the accessory dwelling unit for an owner or employee.~~

~~G. The construction of an accessory dwelling unit for an owner or employee shall meet all requirements of the adopted building code, as applicable.~~

~~H. The architectural style, building materials and building colors of an accessory dwelling unit for an owner or employee shall be found to be compatible and consistent with the architectural style, materials and color of the primary building.~~

~~I. Mobile homes, travel trailers, boats or similar recreational vehicles shall not be used as an accessory dwelling unit for an owner or employee.~~

~~J. The land use application approval for an accessory dwelling unit for an owner or employee shall be received before a building permit is issued.~~

~~K. As a condition of approval required to establish an accessory dwelling unit for an owner or employee, 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 accessory dwelling unit for an~~

~~owner or employee separately from the rental, lease or sale of the primary use or building. 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 accessory dwelling unit for an owner or employee.~~

10.28.270 GUESTHOUSES OR CASITAS:

The purpose and intent of requirements for allowing a *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')

10.28.150 UTILITY REQUIRMENTS:

- 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 county public works department.~~ and ***Big Plains Water and Sewer Special Service District***. A waste disposal system shall be approved by the southwest public health department, ***Big Plains Water and Sewer Special Service District*** and the town engineer prior to issuing any building permit.
- B. For all building lots not located in platted and recorded subdivisions, all applicable provisions of this (10.28.150) and title 11, 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

10.28.200 DUMPING, STORING OR DISPOSAL:

- A. *The use of land or lots for the dumping, storing or disposal of scrap iron, junk, rubbish or other refuse, old or junk cars, trucks or trailers, building materials, shipping containers, industrial waste or byproduct, shall be prohibited in every zoning district unless specifically approved for such use.*
- B. *Subject to Section 15:32*, the dumping of dirt, sand, rock or other material excavated from the earth shall be permitted in any district; provided, that the surface of such dumped material is graded, leaving the ground surface in a condition suitable for other use permitted in the district; and provided further, that such fill does not increase the susceptibility of the ground to erosion, landslide, flooding or other dangerous condition. Concrete may be dumped as fill in excavations where it will be buried and not remain on the land surface.
- C. No person, firm or corporation shall strip, excavate or otherwise remove topsoil for sale or for use other than on the premises from which the same shall be taken, except in connection with the construction or alteration of a building on those premises or where an excavation permit has been issued by the town. (See also Section 15:32 of this title)
- D. *No yard or other open space surrounding an existing building in ~~a residential~~ any zone, or which is hereinafter provided around any building in any residential zone, shall be used for the storage of personal property, junk, or other unsightly items, such items must be stored inside approved garages, sheds or accessory buildings, unless specifically approved for such use.*

10.28.240 LIMITATIONS ON HEIGHT, SIZES, USE AND LOCATION OF GARAGES AND OTHER ACCESSORY BUILDINGS IN RESIDENTIAL ZONES:

2- 6. In an effort to avoid the appearance of commercial style buildings in residential zones, and to protect the character and stability of residential neighborhoods, no metal buildings or industrial looking buildings may be built as a primary residence in any zone.

Add this section

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:

(a) The use application approval for a guesthouse or casita shall be received before a building permit is issued.

(b) The planning 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.

10.28.280 Time Restriction on Completion of the exterior of buildings.

Any home owner and/or builder, building a home or building in the Town of Apple Valley, must ensure that the exterior of the home or building is completed within twelve (12) months from the issuance of a building permit.

Completed shall include, but are not limited to the following:

- a. Installation of a permanent roof, finished with such materials as tile, asphalt shingle, metal roofing or any other permanent roofing allowed by the building code.*
- b. The installation of all windows, exterior doors including garage doors.*
- c. Finishing of all soffits and fascia surfaces with their permanent finish.*
- d. The exterior walls shall be finished with stucco (including color coat), brick, rock, siding or other permanent finishes allowed by building code. If the permanent finish includes a material that needs to be painted in order to be weather proof, such painting shall be required.*

A short extension up to 90 days, for cause, may be granted by the Planning Commission.

10.28.290 Building Permit Expiration & Renewal

PERMIT EXPIRATION

When building permits are issued, they include a built-in expiration date, governed by the Building Code. The information below explains how long permits last and how they may be renewed.

The Building Code sets timeline requirements when building permits are issued. The work authorized by the permit must begin and demonstrate progress by certain dates, and all work must be completed within two years. From the day the permit is issued, it will expire if the work is not started within 180 days. To meet this requirement, the permittee must call for, and pass a valid inspection. If no inspection has been scheduled and passed within the first 180 days, the permit becomes null and void.

Once the work has started and the first required inspection has been passed, the permittee must show that the work is progressing by passing a valid inspection at least every 180 days (six months). If these progress requirements are not met the permit will expire. This applies regardless of when the first inspection took place within the first year of the life of the permit.

To renew an expired building permit that has received and passed at least one valid inspection, but has not exceeded the two-year mark:

- The plans cannot be changed, nor changes proposed.
- One-half of current permit fees are due upon renewal unless progress has been made (and approved) so that only a final inspection is needed, then one-quarter of current permit fees are due.

- If the two-year deadline to complete work has been exceeded and the work has received valid inspections, full current permit fees are due upon renewal.

When requesting a renewal of an expired permit, you must bring the full set of the original stamped, permitted plans, along with supporting documentation (such as truss and/or engineering calculations) and present them upon request.

No impact or hookup fees paid, will have to be re-paid if a building permit expire, unless such fees has changed, in which case the difference in fees must be paid, if higher.

Section 10.28.300 Storm Water Mitigation & Detention Required

1. A plan for a storm water Detention area shall be provided on each lot or property of land where a building permit is requested, in order to retain excess water created by the construction of homes, accessory buildings, driveways etc. It shall be required as a condition of obtaining a building permit. Said Detention area shall be completed as a part of the building process prior to the issuance of an occupancy permit.
2. No ditch or canal located on the lot or property shall be allowed to be covered up or changed without adequate mitigation to allow for the continued flow of storm water through the property without the written permission of the Town.
3. The plans for the Storm Water Detention area shall be prepared by a licensed engineer and approved by the town prior to the issuance of a building permit.

EXCEPTION TO STORM WATER DETENTION:

The only exception to the above individual water detention area, shall be if the lot is located in a subdivision, wherein all storm water is being collected into a common detention facility(s) located within the subdivision. This facility must be one that has or will be engineered for such purposes and must be approved by the town. This detention area shall, at the option of the Town, either be owned and maintained by the Town or owned by a home owners association in the subdivision.

ADDITIONAL REQUIREMENTS FOR LAND LOCATED OUTSIDE SUBDIVISIONS:

For all building lots not located in platted and recorded subdivisions, the above requirements shall still apply, with the additional requirements of:

- A. No ditch or canal located on the property shall be approved as suitable for the use of storm drainage detention water without the written permission of the Town. No ditch or canal shall be used for storm water unless adequately improved to handle such water as might be reasonably expected to flow from canal ditch water, subdivisions runoff water, and other water expected to reach such canal or ditch.
- B. In cases where existing canals or ditches cross from the property proposed to be built upon, across public roads or proposed public or private roads, specifications and grades for pipes or culverts must be approved by the Town, and must be paid for and installed by the property owner prior to occupancy.

- C. All open ditches, canals, waterways, open reservoirs or bodies of water, and other features judged by the land use authority to be hazardous in nature, on crossing, or adjacent to property being built upon shall be fenced or closed from access in a manner satisfactory to and approved by the Town.**

10.28.310 GRADING AND GRUBBING OF VACANT LOTS.

No Grading and grubbing of vacant lots shall be allowed prior to issuance of a building permit and shall be subject to title 11.08.130.

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

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, copartnership, 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 unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
2. A recorded agreement between owners of adjoining unsubdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use ordinances; or
3. A recorded document executed by the owner of record, revising the legal description of more than one contiguous unsubdivided 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 ordinances.

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 unsubdivided parcel of property or subject the unsubdivided parcel to the provisions of this chapter. (Ord. 2008-32, 12-18-2008)

11.02.040
~~10-39-4~~ **NECESSITY OF PLAT; EXEMPTION FROM PLAT REQUIREMENTS:**

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

A. A subdivision creating no more than one new lot may be approved by city staff without the necessity of preparing and filing a preliminary plat or final plat if:

1. Notice is provided by city as required by this chapter.
2. The proposed subdivision:
 - a. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.
 - b. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 - c. Has been approved by the culinary water authority and sanitary sewer authority.

d. Is located in a zoned area, and conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land ordinance. Item 8.

B. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if the lot or parcel:

1. Meets the minimum size requirement of applicable zoning; and
2. Is not used and will not be used for any nonagricultural purpose.

C. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by members of the joint utility committee. No building permit will be issued for said lot until the approved improvements are constructed and accepted.

D. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be described by deed and upon approval of city staff, shall be recorded with the county recorder. (Ord. 2008-32, 12-18-2008)

10-39-5: NOTICE REQUIREMENTS:

A. Notice Of Proposed Multiple-Unit Residential, Commercial, Or Industrial Development: Notice of any public hearing to consider a preliminary plat describing a multiple-unit residential, commercial, or industrial development shall be provided in writing to any affected entity.

B. Notice Of Proposal To Vacate Some Or All Of A Public Street, Right Of Way, Or Easement: The legislative body shall hold a public hearing and give notice of the date, place, and time of the hearing at least ten (10) days before the public hearing by:

1. Mailing notice to the record owner of each parcel that is accessed by the public street, right of way, or easement;
2. Mailing notice to each affected entity;
3. Posting notice on or near the street, right of way, or easement in a manner that is calculated to alert the public;
4. Publishing notice in a newspaper of general circulation in the city; and
5. Publishing notice on the Utah public notice website. (Ord. 2011-11, 12-15-2011)

10-39-6: PRELIMINARY PLAT PROCESS:

All applications for preliminary plat approval shall be subject to the following:

A. City and/or applicant shall determine whether proposed subdivision is consistent with current zoning of the property.

B. If proposed subdivision is consistent with zoning designation, the applicant shall meet with planning staff to discuss the proposed project.

C. Applicant shall obtain a preliminary plat application form and complete the application and have a plat prepared by a licensed engineer or surveyor meeting all the requirements for a preliminary plat.

D. Applicant shall submit completed application, preliminary plat, subdivider's agreement pursuant to section 10-39-12 of this chapter, and required fee to planning department on or before deadline for submissions established by the city.

E. Staff shall review application and plat for completeness and obtain comments from joint utility committee.

The following is a grading ordinance that was copied from the Town of Virgin.

15-32 EXCAVATION AND GRADING PERMIT REQUIRED

15-32-1: PURPOSE:

15-32-2: APPLICABILITY:

15-32-3: DEFINITIONS:

15-32-4: GRADING DESIGN:

15-32-5: GRADING LIMITS:

15-32-6: GRADING CONSTRUCTION:

15-32-7: CUT AND FILL REQUIREMENTS:

15-32-8: REVEGETATION STANDARDS:

15-32-9: ADDITIONAL REQUIREMENTS:

15-32-10: GRADING PLAN:

15-32-11: PROCEDURE FOR PERMIT:

15-32-12: GRADING INSPECTIONS:

15-32-13: GRADING WITHOUT A PERMIT:

15-32-1: PURPOSE:

The standards and guidelines established in this section are intended to protect the public health, safety, general welfare, and aesthetics of the town by regulating grading (including initial clearing, and subsequent excavating or filling) on private and public land within the town. It establishes grading standards designed to:

- A. Regulate the development of potentially hazardous terrain;*
- B. Conserve the visual character of grading sites and settings;*
- C. Enhance the value of new development; and*
- D. Conserve the value of properties near proposed grading activities. (~~Ord. 2006-10, 5-3-2006~~)*

15-32-2: APPLICABILITY:

All grading (including initial clearing, brushing or grubbing, and subsequent excavating, cutting or filling) within the town shall be subject to the requirements of this chapter, with the exception of:

- A. Grading for agricultural practices on land with less than ten percent (10%) gradient.*

- B. Grading which totals less than five hundred (500) square feet of surface disturbance or thirty (30) cubic yards of excavation, whichever is more restrictive.*
- C. Grading for the purposes of geotechnical testing which totals less than one thousand (1,000) square feet and does not encroach on thirty percent (30%) slopes.*
- D. Routine clearing of vegetation debris or other improvements in natural drainages that do not alter the course, capacity, slope, base materials or dimensions of the drainage. (Ord. 2006-10, 5-3-2006)*

15-32-3: DEFINITIONS:

Terms used in this chapter shall use the definitions listed below. Where a term is used in this chapter that is not defined below, the definition in section [10-3](#) of this title shall apply.

CUT: *The removal of soil, rock, or other materials by man.*

CUT SLOPE: *A slope created by cut activities.*

DISTURBANCE: *Any alteration of natural grades; relocation or degradation of soils, rocks, or other surface features; removal or trampling of vegetation by machinery or human activity; establishment of paths or trails; or other alteration of the natural surface conditions on a property.*

FILL: *The deposit of soil, rock, or other materials placed by man.*

FILL SLOPE: *A slope created by fill activities.*

GRADING: *The removal or alteration of soil, rocks, vegetation, or other natural features typical to preparation for road or structure construction, or leveling or clearing of land. As used in this chapter, grading shall be a generic term and shall include cut, fill, excavation and disturbance.*

MICROTOPOGRAPHY: *Areas of thirty percent (30%) or greater natural grade which:*

- A. Measure less than six (6) vertical feet in height, and*
- B. Are bounded at the top and bottom by slopes less than thirty percent (30%) natural grade which extend horizontally at least twenty feet (20') from both the top and bottom of the slope.*

PERCENT GRADE: *A measurement of the steepness of a slope, calculated by dividing the amount of vertical elevation change by the horizontal distance in which the elevation change occurs, multiplied by one hundred (100).*

REVEGETATION: *The placement, planting, cultivation, and continued care of native and/or drought tolerant vegetation on disturbed areas and slopes which re-creates, to the extent possible, vegetative conditions existing on the disturbed areas or slopes prior to the disturbance.*

THIRTY PERCENT GRADE: *Any one foot (1') elevation change in any three and one-third foot (3.33') horizontal direction. (~~Ord. 2006-10, 5-3-2006; amd. Ord. 2007-01, 1-10-2007~~)*

15-32-4: GRADING DESIGN:

Grading design should conform as much as possible to existing natural terrain. Grading should emphasize the natural environment over the built environment. Grading design should, to the extent feasible, avoid sharp transitions between natural and modified grades, use curves and undulating lines rather than straight lines, and demonstrate sensitivity to the natural environment. To help achieve these guidelines, grading design shall conform to the specific requirements below:

A. The following significant natural features must be preserved during all grading and construction activities:

- 1. Rock ledges and outcrops greater than six feet (6') in height.*
- 2. Boulders greater than ten feet (10') in diameter.*
- 3. Native vegetation greater than six feet (6') in height. If preservation of such vegetation is not feasible, the vegetation may be removed. In such a case, two (2) replacement plants of the same or similar species, as approved by the DCD, must be planted elsewhere on the site. These replacement plants shall be in addition to any landscaping that may be required by the Town and by section [15-32-8](#) of this chapter.*

B. All areas graded or disturbed for purposes other than agriculture, but not developed or otherwise improved shall be revegetated with a desert seed mix and drought tolerant, low water use vegetation in conformance with section [15-32-8](#) of this chapter. (~~Ord. 2006-10, 5-3-2006~~)

15-32-5: GRADING LIMITS:

The horizontal extent of grading and associated disturbance shall not exceed the limits established below:

- A. In all residential zones, grading and associated disturbance shall be limited to an area extending no more than the greater of either: 1) twenty feet (20') from any point of a proposed structure, or 2) ten feet (10') from any point of a patio, driveway, walkway, pool deck, or similar other improvement. In addition, there may be one single "stockpile" area on a property during construction activities*

measuring no more than two hundred (200) square feet. The stockpile area must be accessed either from the street or other approved grading area. All areas within the grading limits but not developed or built upon, including the stockpile area, must be revegetated at the conclusion of construction pursuant to subsection [15-32-4](#) of this chapter. No grading or disturbance may extend beyond any lot line.

- B. In all other zones, grading limits will be determined on a site by site basis by the Town. The criteria used to determine the grading limits shall include: the amount of existing disturbance on the site, the nature of the proposed use, the amount of existing natural vegetation on the property, and the presence of sensitive slopes on the property. In making this determination, the objective shall be to minimize grading as much as possible. (Ord. 2006-10, 5-3-2006)*

15-32-6: GRADING CONSTRUCTION:

Grading must conform to the following standards during the construction period:

- A. All natural features designated to be preserved pursuant to subsection [15-32-4-A](#) of this chapter and all areas outside of the approved grading limits identified on the grading plan shall be fenced or taped off to prevent accidental or incidental disturbance.*
- B. The grading contractor or general contractor shall take measures to control dust generation and dust distribution from the site.*
- C. The grading contractor or general contractor shall take measures to prevent mud, dirt, rocks, or other debris from being transported from the construction site onto adjacent streets, lanes, or other properties. If mud, dirt, rocks, or other debris are transported from the construction site onto adjacent streets, lanes, or other properties, the grading contractor or general contractor shall be responsible for cleaning and clearing the roadways or properties within twenty four (24) hours.*
- D. Temporary drainage structures shall be placed on site to control runoff during the construction phase, as required by the town engineer. (Ord. 2006-10, 5-3-2006)*

15-32-7: CUT AND FILL REQUIREMENTS:

- A. Cut and fill slopes shall be limited to ten feet (10') in vertical distance from the toe of slope to the top of slope.*
- B. The toe of any fill slope over four feet (4') in height shall be placed no closer to any lot line than a distance equal to the height of the fill slope. The area between the lot line and the toe of the fill slope shall be revegetated with a desert seed mix and*

drought tolerant, low water use vegetation in conformance with section [15-32-8](#) of this chapter.

C. Cut and fill slopes shall be stabilized as indicated below:

- 1. Slopes three to one (3:1) or less steep shall be revegetated with desert seed mix and drought tolerant, low water use vegetation (in conformance with section [15-32-8](#) of this chapter).*
- 2. Slopes three to one (3:1) but less than two to one (2:1) shall be stabilized with a mix of desert seed mix and drought tolerant, low water use vegetation (in conformance with section [15-32-8](#) of this chapter) and variegated gravel and rocks. The gravel and rocks shall be placed to facilitate moisture and soil retention and to allow the vegetation to become established.*
- 3. Slopes two to one (2:1) but less than 1.5 to one shall be stabilized with riprap. The riprap material shall be native to the area (or closely resemble native materials) and shall be spaced to accommodate drought tolerant, low water use vegetation and desert seed mix in conformance with section [15-32-8](#) of this chapter.*
- 4. Slopes steeper than 1.5 to one and less than four feet (4') shall be stabilized with stacked rock walls. The rock wall material shall match the surrounding environment in color and appearance.*
- 5. Slopes steeper than 1.5 to one and four feet (4') or greater in height shall require engineered stabilization. Plans and drawings of such proposed slopes, stamped by a registered professional engineer, shall be submitted to the planning commission for review as part of the grading plan. The planning commission shall approve the cut/fill slopes and stabilization after finding:*
 - a. The proposed cut and fill slopes do not present a safety hazard,*
 - b. The slopes are necessary to accomplish the proposed development,*
 - c. Adequate design features have been proposed and will be developed to prevent noticeable scarring of hillsides or properties, and*
 - d. The materials used for stabilization will match the surrounding environment in color and appearance.*

D. Structural fill material placed under new construction and the compaction thereof shall conform to recommendations of the geotechnical report. Imported structural fill shall be free of boulders greater than twelve inches (12") in diameter and any detrimental organic material or refuse debris.

E. The use of gabion baskets to stabilize any cut or fill slope is not permitted. (Ord. 2006-10, 5-3-2006)

15-32-8: REVEGETATION STANDARDS:

- A. All vegetation used to fill the revegetation requirements of this chapter shall be drought tolerant and low water use. Vegetation must be native, naturalized, or compatible with the local environment. No invasive species shall be allowed. All vegetation shall be shown on the grading plan with locations, sizes, quantities, and type (i.e., tree, shrub, or seed mix) noted.*
- B. Areas requiring revegetation shall be vegetated with the quantities described below. In determining quantities, fractions shall be rounded to the nearest whole number.*
 - 1. One pound of desert seed mix per two hundred fifty (250) square feet of required revegetation area (spread evenly and raked across the area); and*
 - 2. Five (5) shrubs (5 gallon size) per two hundred fifty (250) square feet of required revegetation area.*
 - 3. The planning commission may approve different required quantities if the applicant successfully demonstrates the revised quantities will produce more effective revegetation results.*
- C. It shall be the property owner's responsibility to water, nourish, and otherwise maintain the required vegetation until it becomes established. Any tree or shrub that dies within one year of its installation shall be replaced by the property owner with a tree or shrub of the same or similar species. Details regarding the method of irrigation shall be shown on the grading plan. (Ord. 2006-10, 5-3-2006)*

15-32-9: ADDITIONAL REQUIREMENTS:

- A. No grading, road building, excavating or other disturbance shall be permitted on slopes of thirty percent (30%) or greater natural grade except as specifically allowed below:*
 - 1. Excavation preparatory to the placement of a structure (but not a road or driveway) on thirty percent (30%) or greater natural grades shall be permitted if all the following requirements have been met:*
 - a. All areas disturbed but not built upon shall be restored to their original grade, backfilled tight around the base of the structure, and revegetated in accordance with section [15-32-8](#) of this chapter.*

- b. The placement of the proposed structure on thirty percent (30%) or greater natural grades will noticeably reduce the visual impact the structure will have when viewed from both the HW-59 highway corridor and surrounding properties, as compared with a structure that would otherwise be built on the same lot or parcel avoiding all areas of thirty percent (30%) or greater natural grade.*
 - c. No fill is placed on thirty percent (30%) or greater natural grades.*
 - d. A licensed civil engineer has reviewed the excavation into the thirty percent (30%) or greater natural grades and has found the slopes surrounding the excavated area will not be structurally compromised as a result of the excavation.*
- 2. Excavation and grading on microtopography shall be permitted if the grading conforms to all other standards of this chapter.*
- 3. The town recognizes that the Commercial (C1 & C2) zones allows the most intense and dense development of any zone in the town. This zone is also the town's economic core. In order to allow the intensity and density of development allowed by the Commercial zones, and in order to give property owners flexibility and creativity in the design and construction of new development in the commercial zones, small topographic features in the commercial zones which do not add to the overall scenic vistas and panoramas of the town and which contain thirty percent (30%) or greater natural grades may be excavated or otherwise disturbed to accommodate new development provided:*
- a. The topographic feature is isolated, and not part of a larger ridgeline or foothill, and*
 - b. The topographic feature is not more than twenty feet (20') in height from the highest point to the lowest point, and*
 - c. The topographic feature does not provide shielding or screening of existing or proposed buildings from HW 59, and*
 - d. The topographic feature does not have cultural or historical value, and*
 - e. The proposed development made possible by the excavation or disturbance of the topographic feature will significantly reduce the visual impact on adjacent properties compared to a similar development on the same property with the topographic feature in place, and*
 - f. The thirty percent (30%) natural grades do not extend across property boundaries, and*
 - g. At least two (2) members of the planning commission and two (2) members of the town council have made a site visit to the topographic feature and have determined that the topographic feature meets the criteria described in subsections A3a through A3f of this section.*

- a. *The natural grades that existed prior to the modified grade being created measured less than thirty percent (30%) grade, or*

15-32-10: GRADING PLAN:

A grading plan shall be required before a grading permit can be issued. The grading plan shall be a part of the site analysis in all cases that require a site analysis. In instances not requiring a site analysis the planning commission shall review the grading plan and approve such if it conforms to the standards contained in this chapter. The grading plan shall be drawn to scale and shall include:

- A. Property boundaries.*
- B. Accurate predevelopment contours in no greater than two foot (2') contour intervals (5 foot contours if the site is larger than 5 acres) shown as dashed lines.*
- C. Post development contours shown as solid lines.*
- D. Grading limits in conformance with section [15-32-5](#) of this chapter.*
- E. Any areas of thirty percent (30%) or greater grade.*
- F. Location, height, and slope of all cut and fill slopes.*
- G. Engineered plans for slope stabilization if the project contains any cut or fill slopes steeper than 1.5 to one and greater than four feet (4') in height.*
- H. Finished pad elevation of all proposed structures.*
- I. Rock ledges, boulders, and native vegetation within the grading limits that will be preserved pursuant to subsection [15-32-4A](#) of this chapter.*
- J. Areas requiring revegetation as well as quantities, locations, sizes and types of plants used to satisfy the revegetation requirements of section [15-32-8](#) of this chapter.*
- K. Details regarding irrigation of vegetation used to fill the revegetation requirements of section [15-32-8](#) of this chapter.*
- L. A note indicating all areas outside of the grading limits will be fenced or taped off during construction to prevent accidental or incidental disturbance of these areas.*
- M. Color renderings, to scale, of any cut or fill slope over four feet (4') in height that will be visible from the valley floor or the HW-59 highway corridor. (Ord. 2006-10, 5-3-2006)*

15-32-11: PROCEDURE FOR PERMIT:

The following procedure is necessary before a grading permit may be issued:

- A. Application And Grading Plan: For projects requiring site analysis, the grading plan and application will be part of the site analysis required by [chapter 15](#) of this title. For projects not requiring a site analysis, the applicant shall submit a grading plan meeting the requirement of section [15-32-10](#) of this chapter, together with an official application (available at the town office) and an application fee of not more than seventy five dollars (\$75.00).*
- B. Review: The planning commission shall review the application and grading plan for conformance with the standards of this title and chapter. If the proposed grading complies with all applicable standards, the planning commission shall approve the application.*
- C. Grading Fees Paid: Once the project has been approved, the applicant will pay the appropriate grading fee, based on the town's adopted fee schedule.*
- D. Permit Issued: After the project has been approved by the planning commission and the appropriate fees have been paid, the Town staff shall issue a grading permit.*
- E. Permit Expiration: A grading permit expires if the work authorized by the permit is not undertaken within one hundred eighty (180) days from the issuance of the permit, or if there is a hiatus of work on the project for more than one hundred eighty (180) days. (~~Ord. 2006-10, 5-3-2006~~)*

15-32-12: GRADING INSPECTIONS:

The following inspections are required:

- A. Layout Inspection: Prior to the commencement of any grading the contractor shall install fencing and/or taping as required by subsection [15-32-6A](#) of this chapter to show the layout of the grading. The Town staff must inspect and approve the fencing and/or taping before grading may commence.*
- B. Grading Inspection: After the completion of grading activities, the Town staff shall inspect all grading for conformance with the approved grading plan. Should the grading be out of compliance with the approved plan, the responsible parties will be subject to penalties identified in section [15-32-13](#) of this chapter.*
- C. Revegetation Inspection: After the completion of all grading activities and the completion of construction on buildings and structures (if applicable) the Town staff shall inspect the site for compliance with the revegetation standards of section [15-32-8](#) of this chapter. (~~Ord. 2006-10, 5-3-2006~~)*

4. *Trails intended for the use and enjoyment of the public and connecting to the town's trail network may be developed on thirty percent (30%) and greater slopes, if all of the following criteria are met:*
 - a. *The trail must be a natural surface trail composed primarily of dirt, soil, rocks and other natural features native to the area where the trail is located. Natural materials similar to those native to the area may be imported to augment native materials.*
 - b. *The trail must be a maximum of four feet (4') wide where it crosses the thirty percent (30%) and greater slopes.*
 - c. *The trail must traverse the thirty percent (30%) and greater slopes such that the grade of the trail averages no more than ten percent (10%). Short sections of the trail (50 feet or less) may exceed ten percent (10%) grade as long as the average grade is ten percent (10%) or less.*
 - d. *Switchbacks on thirty percent (30%) and greater slopes should be avoided if possible. Where switchbacks are used they should be designed to be sustainable with minimal maintenance.*
 - e. *The trail must be designed such that water runs across and off of the trail, not along the trail alignment. Features such as three percent (3%) to five percent (5%) cross slopes and grade reversals shall be included in the trail design to ensure proper drainage.*
 - f. *The trail must be on public property, or must be open to public use via trail easements.*
 - g. *Trails should be located outside of thirty percent (30%) and greater slopes where possible.*
 - h. *The planning commission must review all requests for trails on thirty percent (30%) and greater slopes. The commission will approve the trails on thirty percent (30%) and greater slopes only if all of the above criteria have been met. (Ord. 2012-05, 6-13-2012)*
 - B. *All grading preparatory to any flatwork (cement slabs, pavement, etc.) requires grading approval. For flatwork projects that do not meet the applicability criteria of section [15-32-2](#) of this chapter, the DCD shall review a sketch plan of the grading and grant approval for the grading and flatwork.*
 - C. *Slopes that measure thirty percent (30%) or greater in grade that are not natural grades may be modified or altered provided:*
 1. *The modification or alteration does not encroach upon adjacent natural grades that measure thirty percent (30%) or greater, and*
 2. *Either:*

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;

HISTORY

Adopted by Ord. [2005-11-O](#) on 10/1/2005

Repealed & Reenacted by Ord. [2018-14](#) on 10/17/2018

Adopted by Ord. [2019-09](#) on 6/12/2019

15-32-13: GRADING WITHOUT A PERMIT:

It shall be unlawful for any person to engage in any grading activity which meets the applicability criteria of section [15-32-2](#) of this chapter without first obtaining the proper permit and approval.

- A. Failure to obtain the proper permit and approval prior to commencing any grading which meets the applicability criteria of section [15-32-2](#) of this chapter will result in fines commensurate with a class B misdemeanor.*
- B. Grading not in compliance with an approved grading plan will also result in fines commensurate with a class B misdemeanor.*
- C. When grading is done either without a permit or out of compliance with an approved grading plan, the party responsible for the grading will be required to obtain either a permit or a revised approval, as appropriate, for the grading before any further grading or construction may occur on the site. This requirement is in addition to any fine levied against the party pursuant to subsections A and B of this section.*
- D. Any grading performed without a permit and which is not permitted by this chapter will be required to be mitigated, revegetated, and otherwise reclaimed as much as possible to its original state to the satisfaction of the town council at the expense of the party responsible for the grading, or the property owner if the responsible party cannot be identified. The town may, at its sole discretion, require the party responsible for the unlawful grading, or the property owner if the responsible party cannot be identified, to post a bond valued at twice the estimated cost of the restoration. The bond will be forfeited should the restoration not be completed in a time frame established by the town, but not to be less than one hundred eighty (180) days. (Ord. 2006-10, 5-3-2006)*

Section 15:33 Storm Water Mitigation & Detention Required

1. A plan for a storm water Detention area shall be provided on each lot or property of land where a building permit is requested, in order to retain excess water created by the construction of homes, accessory buildings, driveways etc. It shall be required as a condition of obtaining a building permit. Said Detention area shall be completed as a part of the building process prior to the issuance of an occupancy permit.
2. No ditch or canal located on the lot or property shall be allowed to be covered up or changed without adequate mitigation to allow for the continued flow of storm water through the property without the written permission of the Town.
3. The plans for the Storm Water Detention area shall be prepared by a licensed engineer and approved by the town prior to the issuance of a building permit.

11.08.040 Street Improvements

- A. Prior to start of any work on a subdivision the sub divider shall furnish to the Town Engineer, a complete set of construction plans and profiles of all streets, existing and proposed, within the subdivision. Plans are to be prepared by a licensed Engineer and shall be accompanied by the final plat. If the plans are not approved, they shall be returned to the sub divider with the reasons for non-approval, and upon correction, shall be re-submitted in the same manner as required herein. Such plans and profiles shall include but are not limited to the following; (see Town Subdivision Design Standards):
1. The designation of limits of work to be done.
 2. The location of the benchmark and its true elevation according to County datum, all profiles to be referred to that datum.
 3. Construction plans which include the details of curb and gutter (if applicable) and street cross sections, locations and elevations of manholes, catch basins and storm sewers, elevations and locations of fire hydrants and any other details necessary to simplify construction.
 4. Adequate horizontal and vertical survey control shall be established as required by the engineer; sufficient survey monuments shall be permanently set so that lot boundaries can be established from points within the subdivision.
 5. Complete data for field layouts and office checking.
 6. On curb returns, at least two additional controls points of curvature. Control points shall be staked in the fields to insure drainage of intersections.
- B. Grades of all streets shall not be in excess of eight percent on major collector's streets or in excess of ten (10) percent on all other streets.
- C. All streets within the town shall be improved in accordance with the Design Standards, rules and regulations adopted by the Town Council. Such plans and profiles shall include but are not limited to (see Town Subdivision Design Standards):

EXHIBIT A. TABLE 1 MINOR, MAJOR & ARTERIAL STREET DESIGN STANDARDS

Street Type	Maximum	Right of way	Pavement Widths	Number of lanes	Lane Widths	Shoulder Widths	Borrow Ditch SIDEWALK
Minor Collector (100-200 Units)	10%	60'	34'	2	11'	2'	5'
Major Collector (201-600 Units)	10%	70'	44'	2	12'	2'	5'
Minor Arterial (6,000-20,000)	8%	90'	64'	5	11'	5'	5'
Major Arterial (20,000 Plus)	8%	106'	80'	5	12'	5'	5'

All Minor, Major and Arterial Streets shall be paved as per Apple Valley Town Design Standards, and shall be built as outlined in it and as per Exhibit A, Table 1 above.

Sidewalks may be required instead of Borrow Ditches as required by the Town Council.

EXHIBIT B. Table 1A RESIDENTIAL STREET STANDARDS

Street Type	Maximum Grade	Right of way	Pavement Widths	Number of lanes	Lane Widths	Shoulder Widths	Borrow Ditch SIDEWALK
Residential Minimum (10 or less Units)	10%	41'	26'	2	11'	2'	5'
Residential Minimum Alternate	10%	49'	26'	2	11'	2'	5'
Residential Local (11-50 Units)	10%	45'	30'	2	10'	5'	5'
Residential Local Alternate	10%	53'	30'	2	10'	5'	5'
Residential Standard (51+ Units)	10%	52'	37'	2	11'	7.5	5'
Residential Standard Alternate	10%	60'	37'	2	11'	7.5	5'

In subdivision with 5 acre or larger lots, curb and gutter may be replaced by borrow ditches, ^{WITH PERMISSION FROM} as required by the Town Council.

In subdivision with less than 5 acre lots and in all commercially zoned areas of town and roads bordering such areas, curb & gutter shall be installed ^{& SIDEWALKS} instead of borrow ditches, and pavement shall be required.

- D.
1. No intersections shall be closer than 150 feet, unless otherwise noted in the standards of the American Association of state highway and transportation official's manual for street and intersection design.
 2. If curbs and gutters are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.
 3. If sidewalks are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.
 4. Storm water inlets and catch basins shall be provided within the roadway improvements at points specified by the engineer.
 5. All curb corners shall have a radius of not less than 15 feet and at intersections involving collector or major streets, of not less than 25 feet.
 6. Local streets shall approach collector or arterial streets at as near ninety degrees as possible, not to exceed a fifteen degree variance.
- E. Street name signs, conforming to the design and specifications, and in the number necessary for proper identification of all streets, shall be provided for and installed by the developer.
- F. Traffic control signs including stop or yield right of way sign, shall be installed to ensure a smooth flow of traffic through the town.
- G. No subdivision shall be approved unless the area to be subdivided shall have frontage, with a width as required by the land use code, on a dedicated street, improved to town standards, unless otherwise approved by the Town Council. On cul-de-sac street, the required width of any lot in the cul-de-sac shall be measured at the setback line instead of the street lot line.
- H. Access to a major arterial street may be limited by one of the following means:

11.08.040 Street Improvements

A. Prior to start of any work on a subdivision the sub divider shall furnish to the Town Engineer, a complete set of construction plans and profiles of all streets, existing and proposed, within the subdivision. Plans are to be prepared by a licensed Engineer and shall be accompanied by the final plat. If the plans are not approved, they shall be returned to the sub divider with the reasons for non-approval, and upon correction, shall be re-submitted in the same manner as required herein. Such plans and profiles shall include but are not limited to the following: (see Town Subdivision Design Standards):

1. The designation of limits of work to be done.
2. The location of the benchmark and its true elevation according to County datum, all profiles to be referred to that datum.
3. Construction plans which include the details of curb and gutter (if applicable) and street cross sections, locations and elevations of manholes, catch basins and storm sewers, elevations and locations of fire hydrants and any other details necessary to simplify construction.
4. Adequate horizontal and vertical survey control shall be established as required by the engineer; sufficient survey monuments shall be permanently set so that lot boundaries can be established from points within the subdivision.
5. Complete data for field layouts and office checking.
6. On curb returns, at least two additional controls points of curvature. Control points shall be staked in the fields to insure drainage of intersections.

B. Grades of all streets shall not be in excess of eight percent on major collector's streets or in excess of ten (10) percent on all other streets.

C. All streets within the town shall be improved in accordance with the Design Standards, rules and regulations adopted by the Town Council. Such plans and profiles shall include but are not limited to (see Town Subdivision Design Standards):

EXHIBIT A. TABLE 1 MINOR, MAJOR & ARTERIAL STREET DESIGN STANDARDS

Street Type	Maximum	Right of way	Pavement Widths	Number of lanes	Lane Widths	Shoulder Widths	Borrow Ditch or Side Walk
Minor Collector (100-200 Units)	10%	60'	34'	2	11'	2'	5'
Major Collector (201-600 Units)	10%	70'	44'	2	12'	2'	5'
Minor Arterial (6,000-20,000)	8%	90'	64'	5	11'	5'	5'
Major Arterial (20,000 Plus)	8%	106'	80'	5	12'	5'	5'

All Minor, Major and Arterial Streets shall be paved as per Apple Valley Town Design Standards, and shall be built as outlined in it and as per Exhibit A, Table 1 above.

Sidewalks shall be required ^{OR IF APPROVED} instead of Borrow Ditches ^{IN RURAL AREAS} required by the Town Council.

EXHIBIT B. Table 1A RESIDENTIAL STREET STANDARDS

Street Type	Maximum Grade	Right of way	Pavement Widths	Number of lanes	Lane Widths	Shoulder Widths	Borrow Ditch or Side Walk
Residential Minimum (10 or less Units)	10%	41'	26'	2	11'	2'	5'
Residential Minimum Alternate	10%	49'	26'	2	11'	2'	5'
Residential Local (11-50 Units)	10%	45'	30'	2	10'	5'	5'
Residential Local Alternate	10%	53'	30'	2	10'	5'	5'
Residential Standard (51+ Units)	10%	52'	37'	2	11'	7.5	5'
Residential Standard Alternate	10%	60'	37'	2	11'	7.5	5'

In subdivision with 5 acre or larger lots, curb and gutter may be replaced by borrow ditches, IF APPROVED by the Town Council. SEE DESIGN STANDARDS.

In subdivision with less than 5 acre lots and in all commercially zoned areas of town and roads bordering such areas, curb & gutter shall be installed instead of borrow ditches and pavement shall be required.

- D. 1. No intersections shall be closer than 150 feet, unless otherwise noted in the standards of the American Association of state highway and transportation official's manual for street and intersection design.
2. Where curbs and gutters are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.

where

3. ~~sidewalks~~ are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.
 4. Storm water inlets and catch basins shall be provided within the roadway improvements at points specified by the engineer.
 5. All curb corners shall have a radius of not less than 15 feet and at intersections involving collector or major streets, of not less than 25 feet.
 6. Local streets shall approach collector or arterial streets at as near ninety degrees as possible, not to exceed a fifteen degree variance.
- E. Street name signs, conforming to the design and specifications, and in the number necessary for proper identification of all streets, shall be provided for and installed by the developer.
- F. Traffic control signs including stop or yield right of way sign, shall be installed to ensure a smooth flow of traffic through the town.
- G. No subdivision shall be approved unless the area to be subdivided shall have frontage, with a width as required by the land use code, on a dedicated street, improved to town standards, unless otherwise approved by the Town Council. On cul-de-sac street, the required width of any lot in the cul-de-sac shall be measured at the setback line instead of the street lot line.
- H. Access to a major arterial street may be limited by one of the following means:
1. No lot access shall be provided from the arterial directly to any lot in the subdivision, and screening or fencing may be required in a landscaped strip along or side property line of said lots.
 2. A series of cul-de-sacs of U shaped streets sharing access to such street.
 3. A service road separated from the primary arterial by a planting strip and having access thereto a suitable point.
- I. The arrangement of streets shall provide for continuation of principal streets between adjacent properties when such continuation is in accordance with the master plan of streets. If the adjacent property is undeveloped and the street must be a temporarily a dead end street, the right of way shall be extended to the property line, and a temporary turnaround shall be provided. Dead end streets shall be avoided, and dead-end streets of more than eight hundred (800) feet shall require town approval.
- J. The inspection and written recommendations for approval of streets shall be done by the town engineer. Final acceptance for dedication after (2) years of maintenance shall be accepted by the Town Council following a favorable recommendation from the engineer.
- K. Following the final approval of the subdivision plat by the Town Council; the developer may construct streets and utility systems prior to recording the plat without the necessity of bonding. However, no construction shall begin until the town engineer has approved all construction drawings, the necessary inspection fees have been paid, a Joint Utility meeting has been held and an inspector has been assigned to the project. The inspector shall be notified at least twenty-four (24) hours in advance, wherever any work is proposed to be done.

HISTORY

Adopted by Ord. 2005-11-Q on 10/1/2005

Repealed & Reenacted by Ord. 2018-14 on 10/17/2018

Adopted by Ord. 2019-09 on 6/12/2019

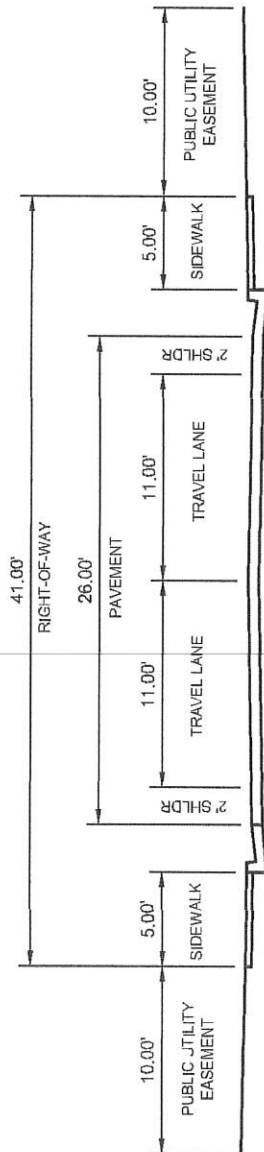
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 - Infrastructure professionals -
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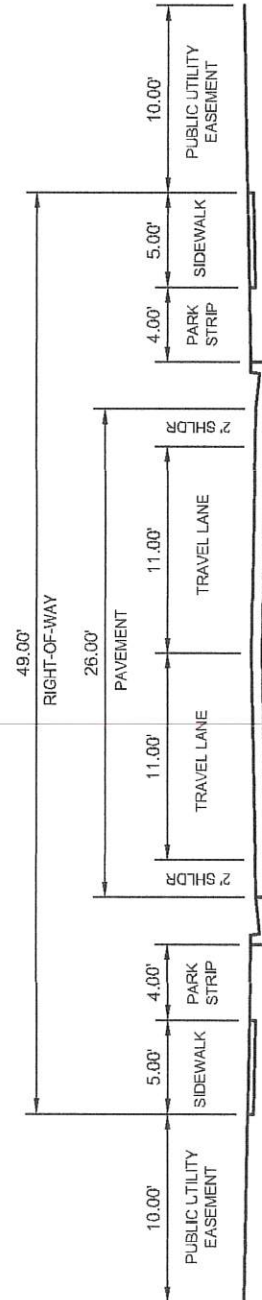
SCALE: 1"=10'

WASHINGTON		FIGURE: 5	
CITY OF HURRICANE			
RESIDENTIAL MINIMUM			
DRAWN: . . .		FILE: TYPICAL SECTIONS	PROJECT: 1707-125
CHECK: . . .		UPDATED: 10/4/2018	PLOTTED: 10/4/2018
		SHEET: 1	

RESIDENTIAL MINIMUM



RESIDENTIAL MINIMUM ALTERNATE



WASHINGTON

FIGURE 6

CITY OF HURRICANE

RESIDENTIAL LOCAL

DRAWN: .

FILE: TYPICAL SECTIONS

PROJECT: 1707-125

SHEET: 2

CHECK: .

UPDATED: 10/4/2018

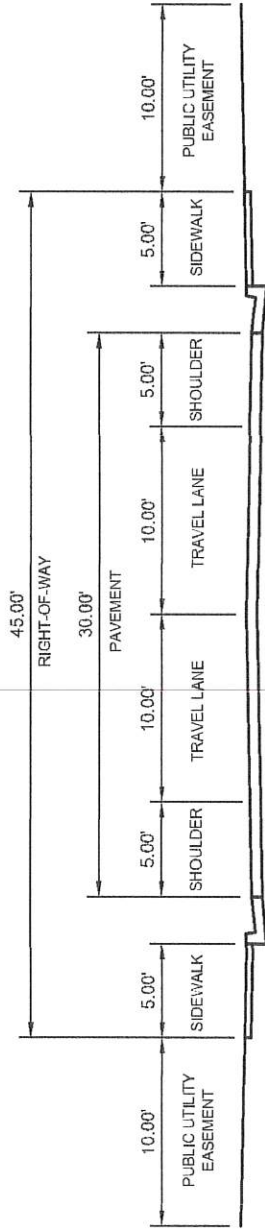
PLOTTED: 10/4/2018

SCALE: 1"=10'

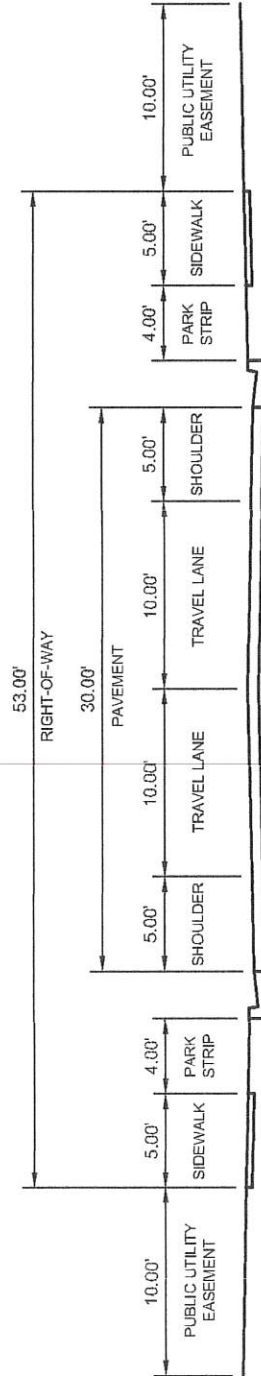
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RESIDENTIAL LOCAL



RESIDENTIAL LOCAL ALTERNATE



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SCALE: 1"=10'

DRAWN: . . . CHECK: . . .
FILE: TYPICAL SECTIONS . . .
PROJECT: 1707-125 . . .
SHEET: 3

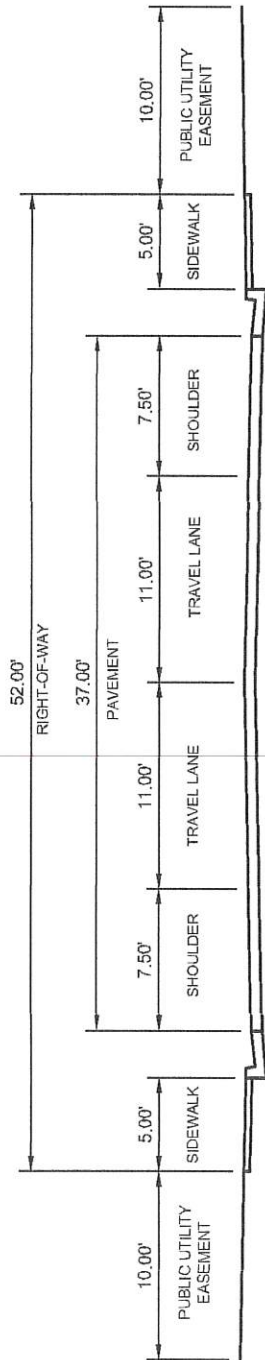
RESIDENTIAL STANDARD

CITY OF HURRICANE

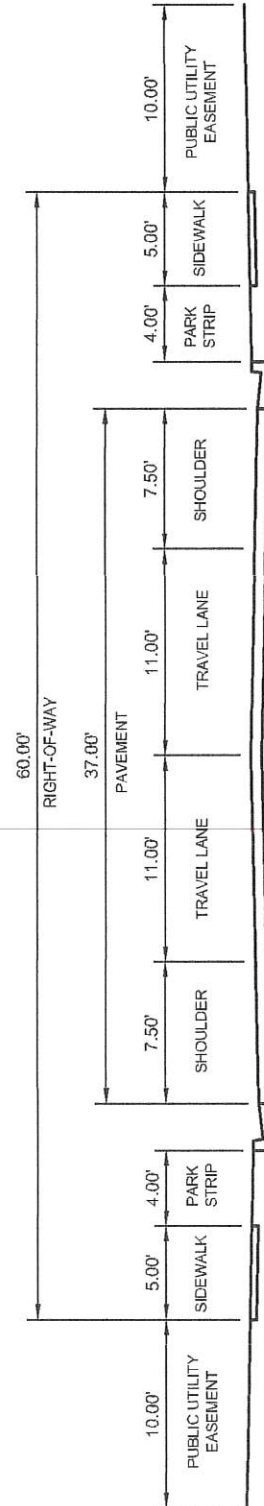
WASHINGTON

FIGURE: 7

RESIDENTIAL STANDARD



RESIDENTIAL STANDARD ALTERNATE

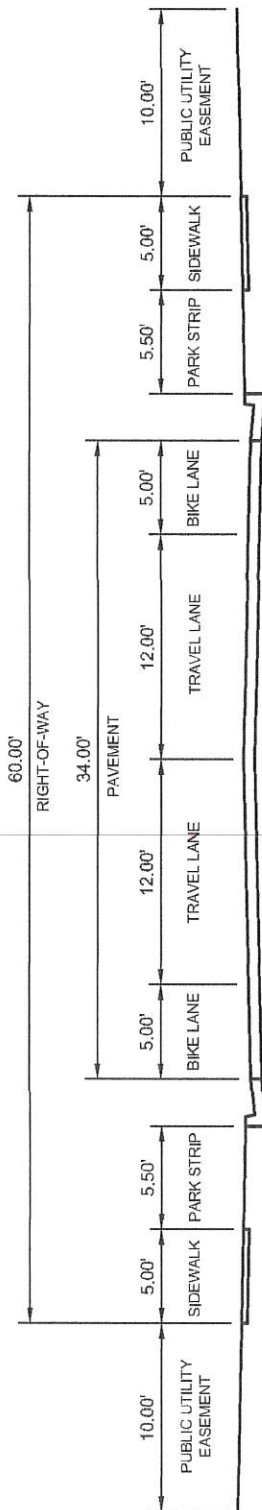


DRAWN: .		CHECK: .	FILE: TYPICAL SECTIONS	PROJECT: 1707-125	PLOTTED: 10/4/2018	UPDATED: 10/4/2018	SHEET: 4
WASHINGTON		CITY OF HURRICANE		MINOR COLLECTOR		FIGURE: 8	
SCALE: 1"=10'							



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MINOR COLLECTOR



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SCALE: 1"=10'

CHECK: .

DRAWN: .

FILE: TYPICAL SECTIONS

UPDATED: 10/4/2018

PROJECT: 1707-125

SHEET: 5

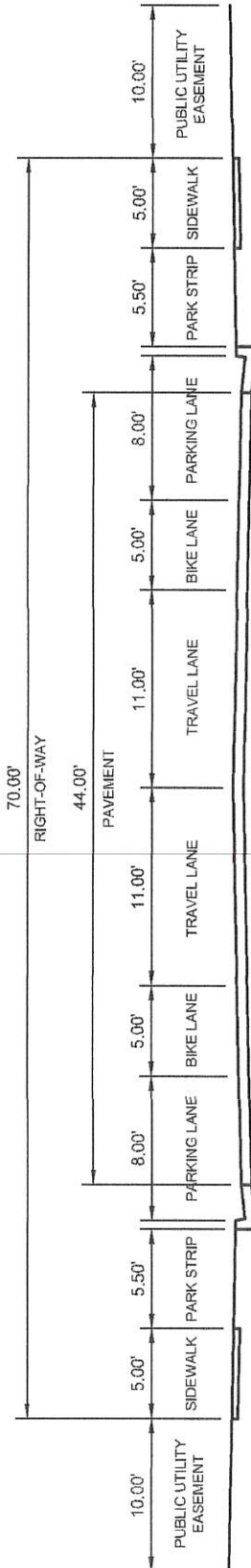
MAJOR COLLECTOR

CITY OF HURRICANE

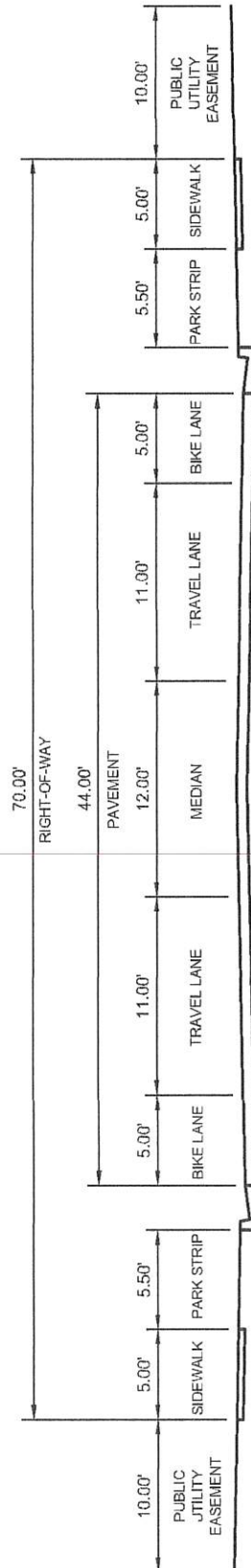
WASHINGTON

FIGURE: 9

MAJOR COLLECTOR (2-LANE)



MAJOR COLLECTOR (3-LANE)





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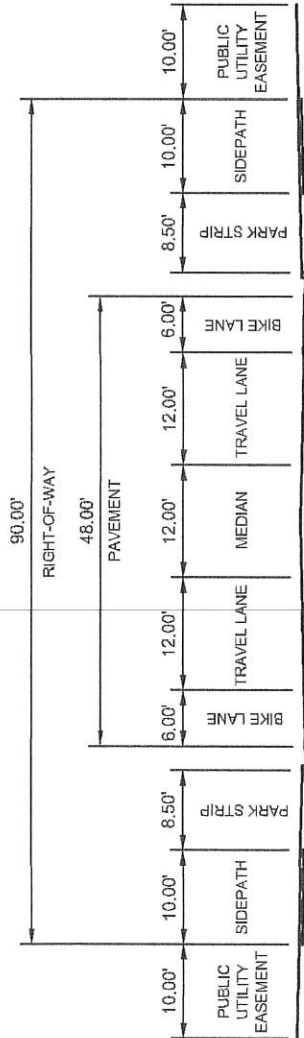
SCALE: 1"=20'

CHECK: .
 DRAWN: .
 FILE: TYPICAL SECTIONS
 PROJECT: 1707-125
 UPDATED: 10/4/2018
 PLOTTED: 10/4/2018
 SHEET: 6

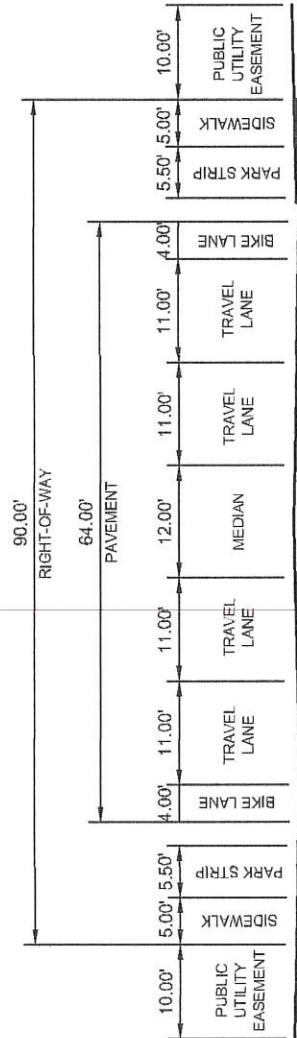
WASHINGTON
 CITY OF HURRICANE
 MINOR ARTERIAL

FIGURE: 10

MINOR ARTERIAL (3-LANE)



MINOR ARTERIAL (5-LANE)

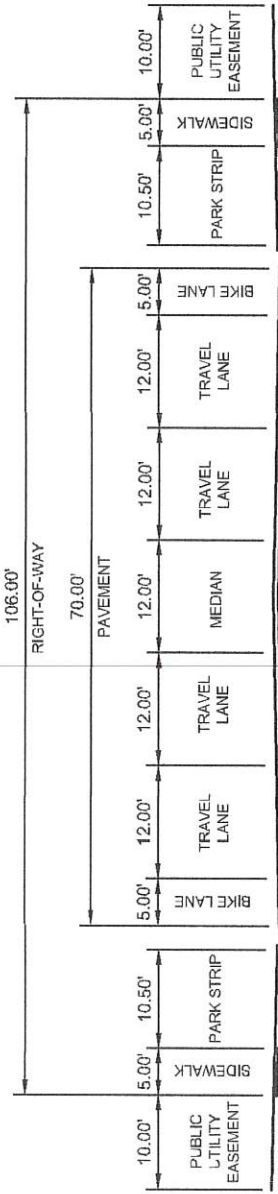


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FILE: TYPICAL SECTIONS		UPDATED: 10/4/2018		
PROJECT: 1707-125		PLOTTER: 10/4/2018		
SHEET: 7				
MAJOR ARTERIAL				
CITY OF HURRICANE				
WASHINGTON				
FIGURE: 11				

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MAJOR ARTERIAL



WASHINGTON

CITY OF HURRICANE

HISTORICAL

FIGURE 12

DRAWN: .

FILE: TYPICAL SECTIONS

PROJECT: 1707-125

SHEET: 8

CHECK: .

UPDATED: 10/4/2018

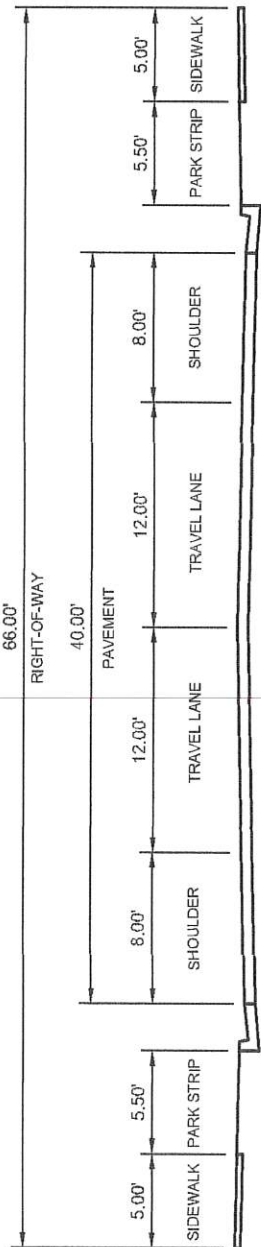
PLOTTED: 10/4/2018

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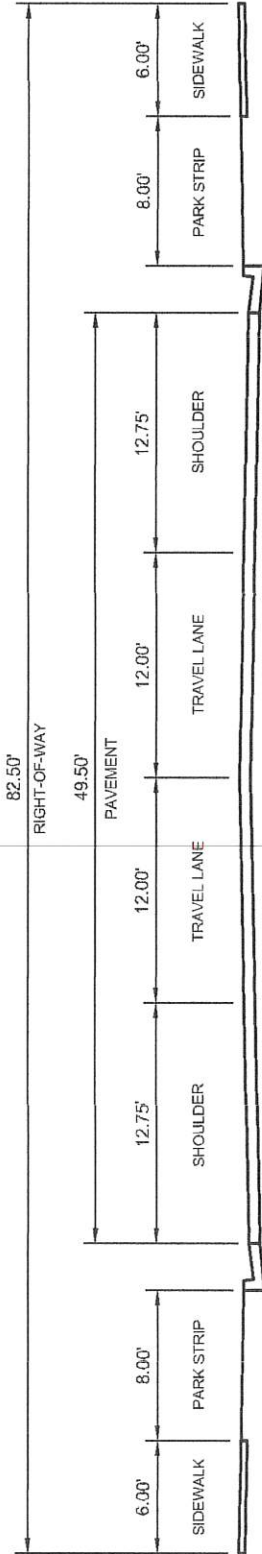
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EXISTING HISTORICAL
GRIDDED 66'
RIGHT-OF-WAY



EXISTING HISTORICAL
GRIDDED 82.5'
RIGHT-OF-WAY





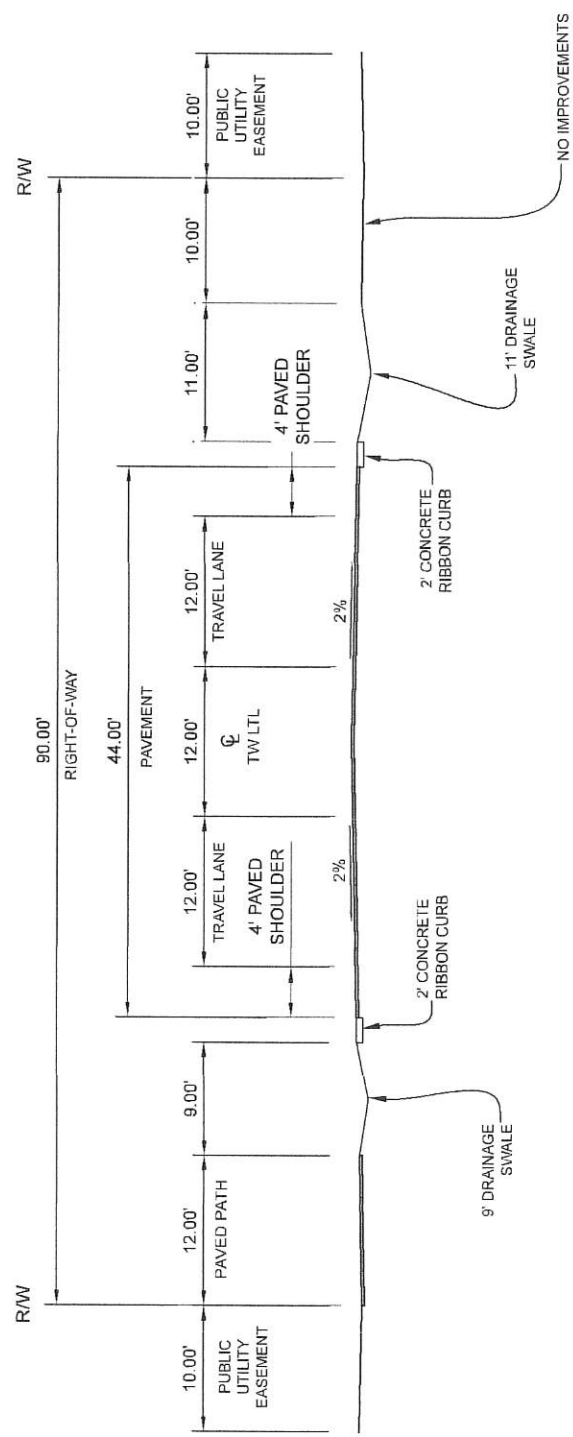
DATE	DESCRIPTION	BY

**MINOR ARTERIAL
RURAL ROAD CROSS SECTION**

CITY OF HURRICANE ENGINEERING

STANDARD DWG. NO.	RU RD - 105	1 OF 1
APPROVED: YES	SCALE: 1"=15'	
DATE: 8/6/2020	BY: H.C.E.	

**MINOR ARTERIAL
RURAL ROAD SECTION**



Notes:

1. Minor Arterial provides for 6,000 to 20,000 daily trips.
2. See active transportation plan for location of paved path requirements.
3. Gravel Shoulder shall consist of 6" minimum untreated road base.
4. Pavement section shall consist of 3.5" of asphalt over 7" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

DATE: 8/6/2020	BY: H.C.E.
APPROVED: YES	SCALE: 1"=10'
RURD - 104	1 OF 1
STANDARD DWG. NO.	

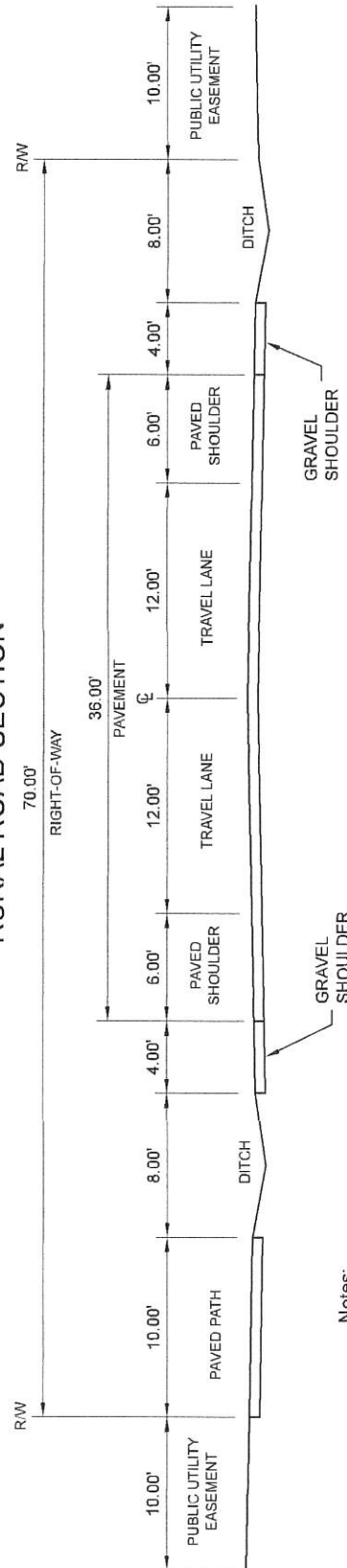
MAJOR COLLECTOR
RURAL ROAD CROSS SECTION

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING



MAJOR COLLECTOR
RURAL ROAD SECTION



Notes:

1. Major Collector serves 201-600 units.
2. See active transportation plan for location of paved path requirements.
3. Gravel Shoulder shall consist of 6" minimum untreated road base.
4. Pavement section shall consist of 3" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

DATE: 8/6/2020	BY: H.C.E.
APPROVED: YES	SCALE: 1"=10'
RUR RD - 103	1 OF 1
STANDARD DWG. NO.	

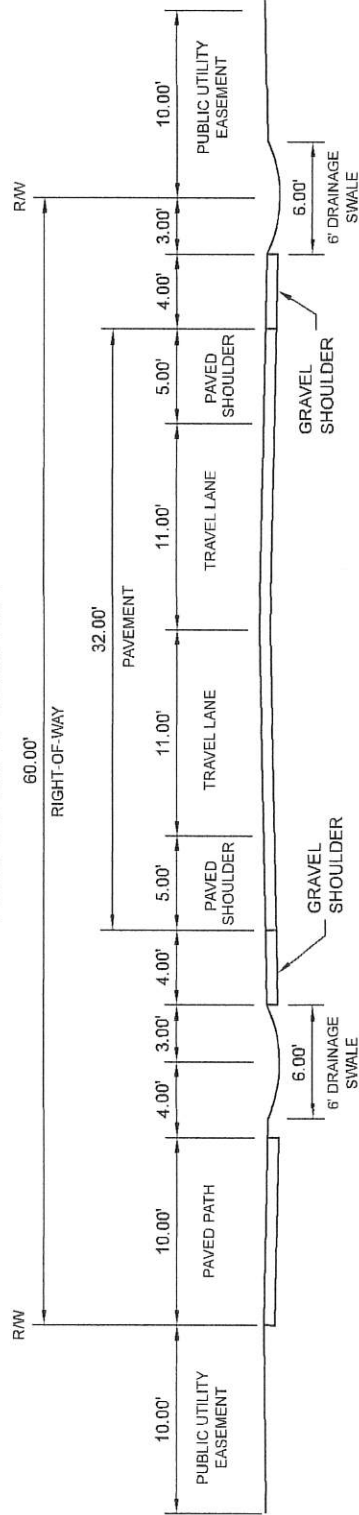
MINOR COLLECTOR RURAL ROAD
RURAL ROAD CROSS SECTION

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING



MINOR COLLECTOR
RURAL ROAD SECTION



Notes:

1. Minor Collector serves 101-200 units.
2. See active transportation plan for location of paved path requirements.
3. Gravel Shoulder shall consist of 6" minimum untreated road base.
4. Pavement section shall consist of 3" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

DATE: 8/6/2020	BY: H.C.E.
APPROVED: YES	SCALE: 1"=10'
RUR RD - 102	1 OF 1
STANDARD DWG. NO.	

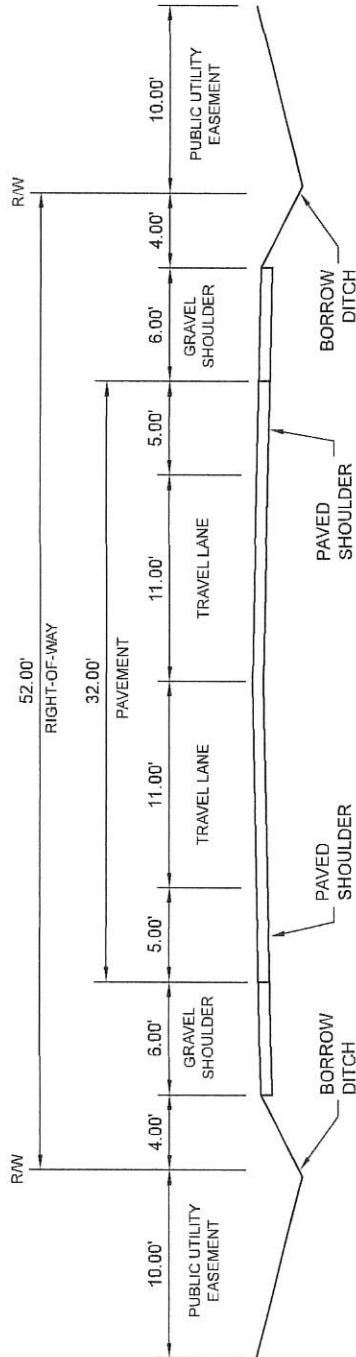
RESIDENTIAL STANDARD
RURAL ROAD CROSS SECTION

DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING



RESIDENTIAL STANDARD
RURAL ROAD CROSS SECTION



Notes:

1. Residential Standard serves 51-100 units.
2. Gravel Shoulder shall consist of 6" minimum untreated road base.
3. Pavement section shall consist of 2.5" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

DATE: 8/6/2020	BY: H.C.E.
APPROVED: YES	SCALE: 1"=10'
RURD - 101	1 OF 1
STANDARD DWG. NO.	

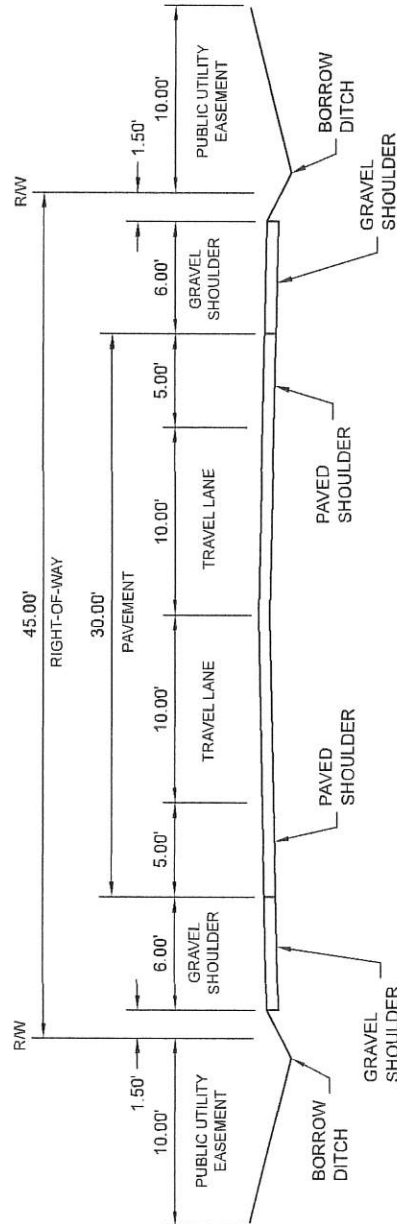
RESIDENTIAL LOCAL ROADWAY
RURAL ROAD CROSS SECTION

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING



RESIDENTIAL LOCAL
RURAL ROAD SECTION



Notes:

1. Residential Local serves 11-50 units.
2. Gravel Shoulder shall consist of 6" minimum untreated road base.
3. Pavement section shall consist of 2.5" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

DATE: 8/6/2020	BY: H.C.E.
APPROVED: YES	SCALE: 1"=10'
RUR RD - 100	1 OF 1
STANDARD DWG. NO.	

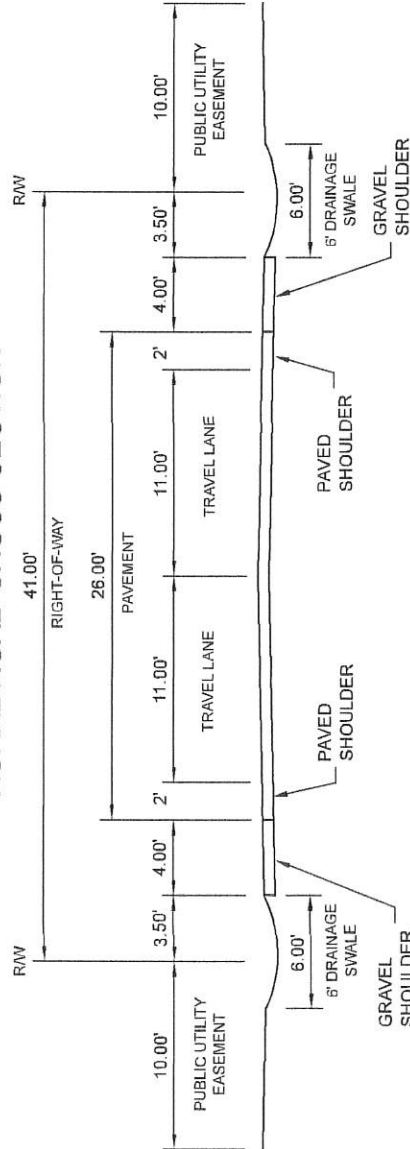
RESIDENTIAL MINIMUM ROADWAY
RURAL ROAD CROSS SECTION

REVISIONS	DATE	DESCRIPTION	BY

CITY OF HURRICANE ENGINEERING

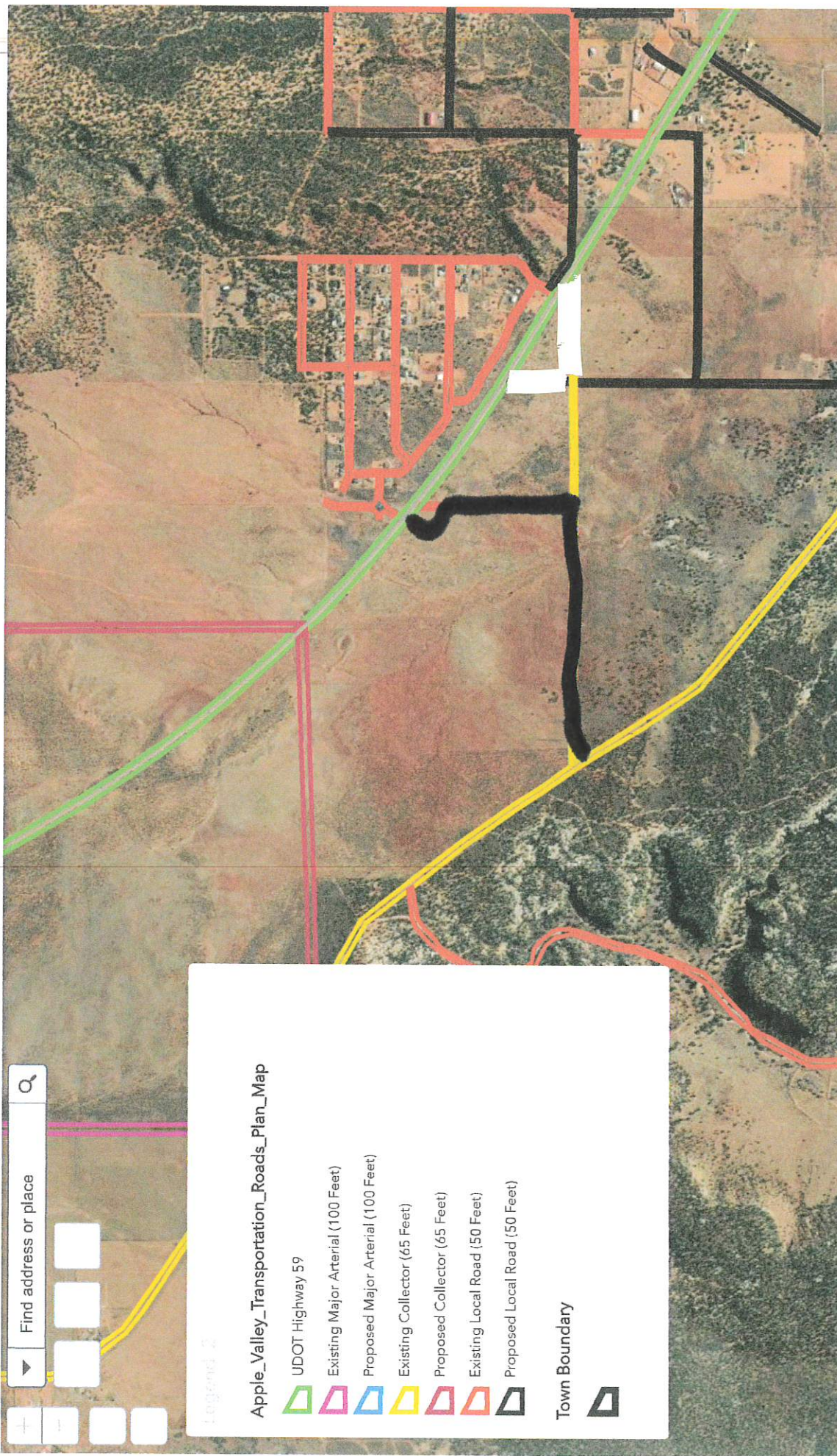


RESIDENTIAL MINIMUM
RURAL ROAD CROSS SECTION



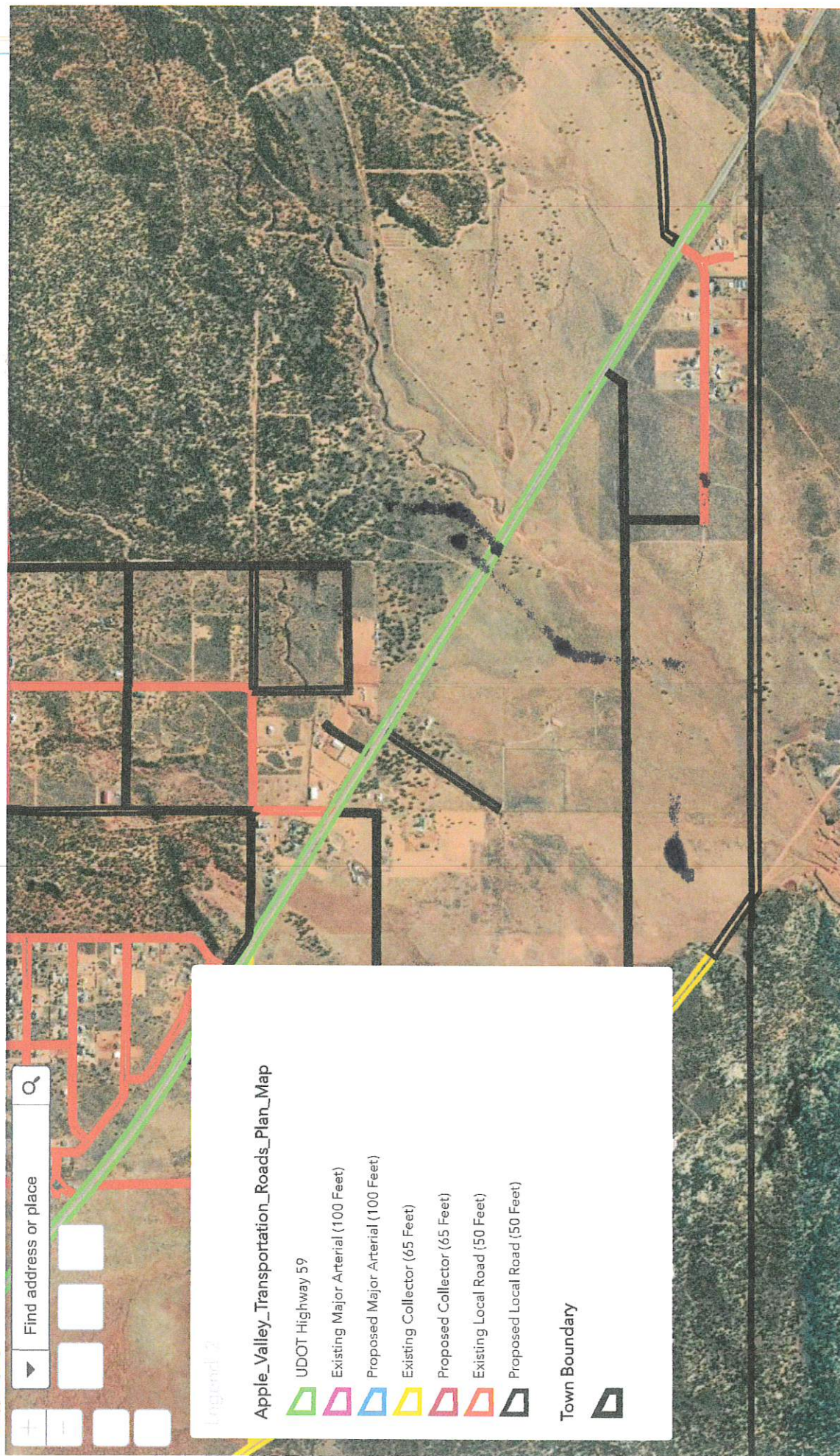
Notes:

1. Residential Minimum serves 10 units or less.
2. Gravel Shoulder shall consist of 6" minimum untreated road base.
3. Pavement section shall consist of 2.5" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

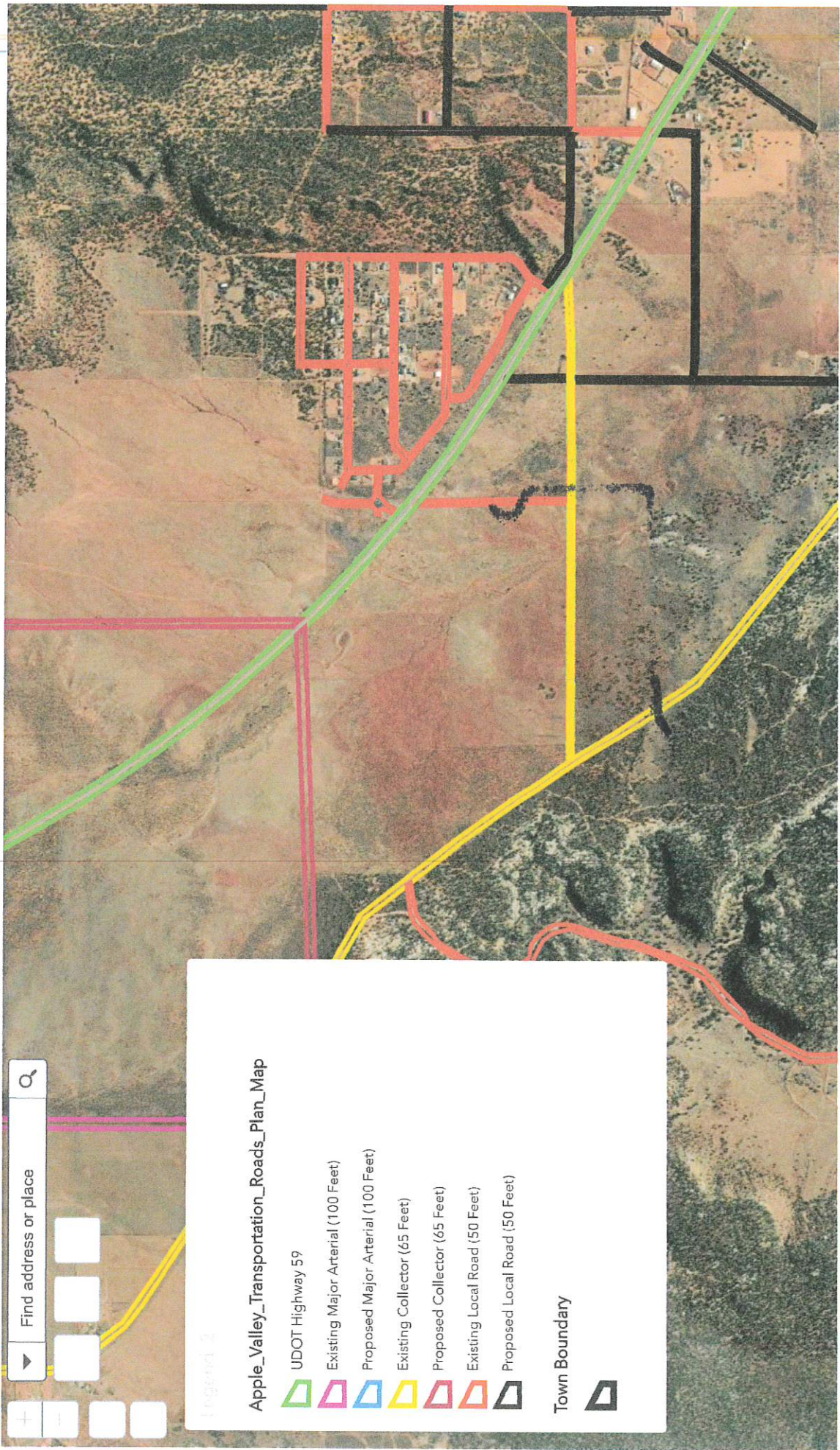


PROPOSED CHANGE:
WILDCAT AREA

0.2mi

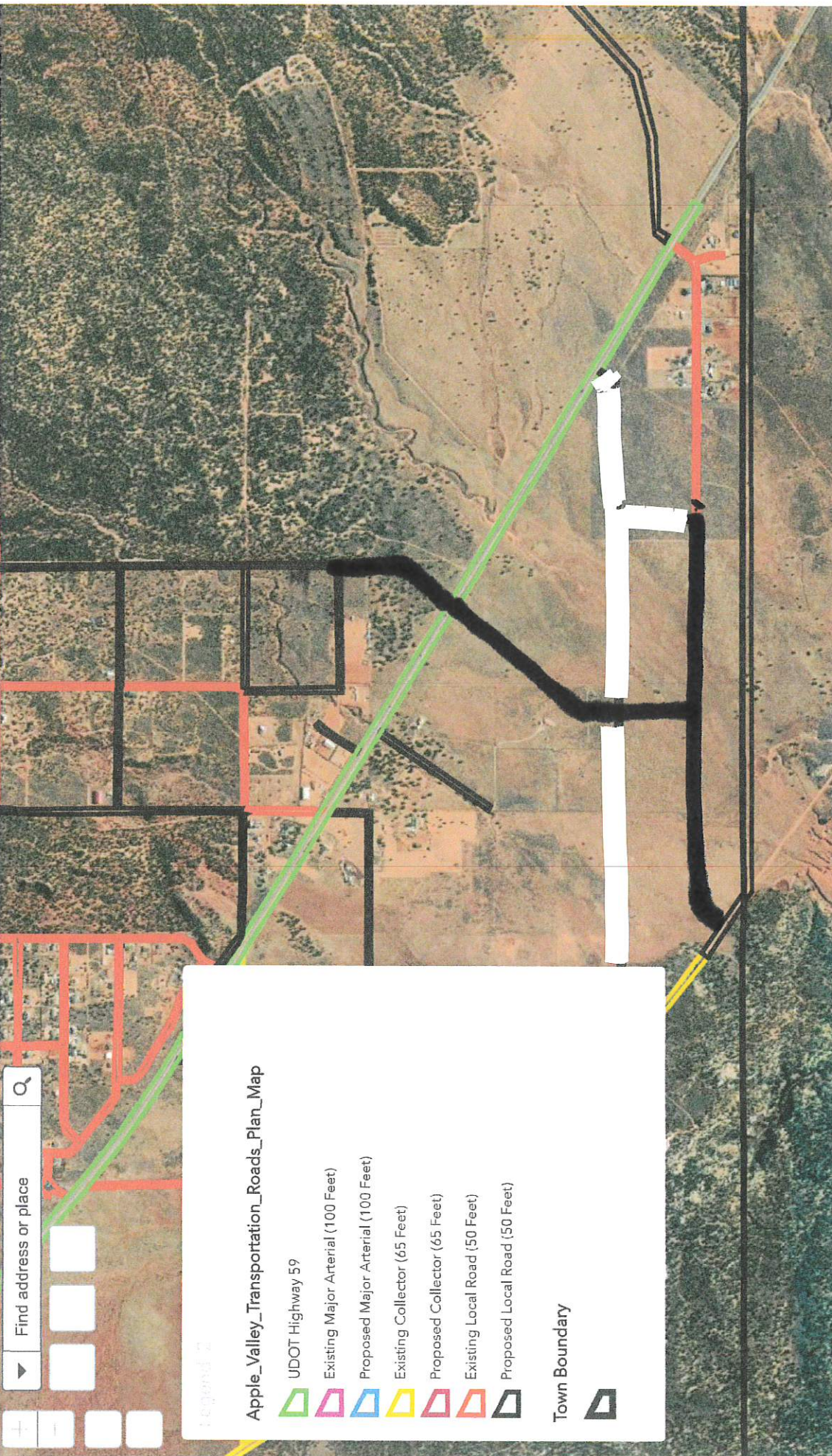


ORIGINAL
BUBBLING WELLS AREA



ORIGINAL WILDCAT AREA

0.2mi



PROPOSED CHANGE MAP

BOBBELING WELLS AREA

Development and Building Policies

of

The Town of Apple Valley

LATER 405526

PURPOSE

The purpose of these policies is to:

- 1) Protect and provide for the public health, safety, and general welfare of the Town of Apple Valley.
- 2) Guide the future growth and development of the Town of Apple Valley in accordance with the general plan.
- 3) Encourage the safe, orderly and beneficial development of land within the municipality.
- 4) Provide a beneficial relationship between the uses of land, buildings and traffic circulation and the proper location and width of streets.
- 5) Establish reasonable standards of design and procedures for subdivisions, plat amendments, and lot line adjustments, to further the orderly layout and use of land.
- 6) Insure that public facilities are available and will have sufficient capacity to serve the proposed development, business or structure.

ROAD ACCESS

All new commercial, industrial, manufacturing businesses, RV or other parks, subdivisions, lot splits or other division of land, shall require a traffic study to be provided by the applicant, and only if such traffic study shows that a safe entrance and exit off and on to Highway 59 to the property, either presently exists or will voluntarily be provided as part of the new development or business, shall such development be allowed and approved. Any new accesses on and off Highway 59 must be located as per the current Apple Valley approved Master Road plan, or as amended. A safe entrance and exit shall be defined as a left turn lane, right turn acceleration lane and deceleration lanes, as per UDOT standards, and such road improvements and location must also be approved by UDOT.

If a developer pays for access improvement that benefits other property owner, and they desire to be refunded for such improvements, they may pay for an impact fee study and refund agreement, so an impact fee can be created to help refund the developer.

All businesses or developments of any kind shall be served off a public or private road improved to the Apple Valley Design standards. If it is served off a private road, written easements and

maintenance agreements shall be provided and approved by the Town. All such agreements shall include language that gives the public (if road is serving other properties), police and emergency vehicle unrestricted access to such roads and must be recorded at the Washington County Recorder's office.

Access from Major Arterial and Collector Streets: Lots shall not derive access exclusively from a major arterial. Access shall be limited on collector streets except where approved by the town board. In such cases driveways should be shared with adjacent property owners and be designed and arranged so as to avoid requiring vehicles to back into traffic.

Because of the safety issue of having only one road in and out of downtown Apple Valley, no new commercial or residential developments, subdivisions or lot split shall be approved, until such time as the second UDOT fully improved access into downtown Apple Valley off Highway 59, located at mile marker 11.5 has been fully installed and are accessible to such developments. Downtown Apple Valley shall be defined as any development that would increase the traffic on Apple Valley Way.

No new commercial or residential developments, subdivisions or lot split will be approved that accesses off highway 59 at or about 1400 North or Plains Drive, until such time as those locations are fully improved with a safe access (as defined above) to and from those locations.

The above development restrictions shall not apply if a traffic and/or fire safety study acceptable to Apple Valley show that such restrictions are not needed.

MASTER PLANNED ROADS

All roads shown on the Town of Apple Valley Master Road Plan must be honored and incorporated into development of any land in the Town.

ROAD IMPROVEMENTS

No building permits of any kind, shall be issued until all the required lot and/or subdivision improvements has been installed as required per Apple Valley Design Standards. A delay agreement shall be signed for any required improvements that are not practical to install at the present time, however the cost of all delayed improvements shall be paid for prior to issuance of a building permit.

FIRE PROTECTION REQUIRED

Before any building permit can be issued, an active fire hydrant must be located within 350 feet from the proposed structure, unless other methods of providing fire safety have been approved by the Town Fire Chief.

COMPLIANCE WITH ORDINANCES AND CODES REQUIRED

No Building Permit, General Plan Changes, Zoning Changes, Conditional Use Permits or renewal/issuance of Business Licenses may be granted to a property owner who is not in compliance with all Ordinances and Codes of the Town of Apple Valley, or who owes money for fines, until such violations have been rectified and fines paid, unless otherwise approved by the Town Council.

10.10.030 C Commercial Zones**A. Purpose:****1. C-1 Convenience Commercial Zone:**

- a. The C-1 convenience commercial zone has been established for the purpose of providing shopping facilities within the various neighborhoods of the town, primarily for the convenience of people living in the neighborhood. The types of goods and services which may be offered for sale have been limited to "convenience goods" such as groceries, drugs, personal services such as hair cutting and hair dressing, distinguished by the fact that the principal patronage of the establishments originates within the surrounding neighborhood. Consequently, automobiles, furniture, appliances and other stores, the principal patronage of which originates outside the surrounding neighborhood, have been excluded from the C-1 zone.
- b. Inasmuch as this zone is usually surrounded by dwellings, it is intended that residential amenities be maintained as much as possible. Stores, shops or businesses shall be retail establishments only and shall be permitted only under the following conditions:
 - (1) Such businesses shall be conducted wholly within an enclosed building except for the parking of automobiles and service to persons in automobiles, unless otherwise permitted.
 - (2) No entertainment except music shall be permitted in any C-1 zone.
 - (3) All uses must be free from objections because of odor, dust, smoke, noise, vibration or other similar offensive nuisances to adjacent neighborhood areas.

2. C-2 Highway Commercial Zone:

- a. The principal objective in establishing the C-2 highway commercial zone is to provide areas within the town where facilities that serve the traveling public can be most appropriately located.
- b. Other purposes for establishing the C-2 highway commercial zone are to promote safety on the highways, to promote the convenience of the traveling public, to promote beauty in the appearance of intersections and interchanges in the town and to prohibit uses which will tend to be contrary to the use of the land for its primary purposes or which would be unsightly to the traveling public. In general, this zone is located close to freeway interchanges and at the intersections of important transportation routes.

3. C-3 General Commercial Zone:

- a. The objective of the C-3 general commercial zone is to provide space within the town where nearly all types of commercial goods and services may be provided.

Since the zone permits such a wide variety of uses, the protective features which zoning normally affords to adjacent properties are mostly nonexistent. Owners should develop and maintain their property in recognition thereof.

- b. The C-3 general commercial zones should be located principally in existing communities and not along major highways. To maximize traffic safety, property owners should shall provide access in a manner that will minimize the hazard of traffic leaving and entering roadways.

To maximize traffic safety, a traffic impact study must be performed.

As this zone primarily serves the traveling public, all traffic should enter and exit any commercial property in this zone from the highway, major and arterial roads, and not through residential roads if located adjacent to residential areas.

④ TC Tourist Commercial Zone ~~ELIMINATE~~

- a. The objective of the TC zone is to provide space within the Town for tourist-based uses. The intent of the zone is to allow for recreational activity to enhance the tourism experience in Apple Valley.
- b. The zone is designated for small-scale commercial activities targeted to enhance the outdoor recreational experience.
- c. The location of TC zones shall not be located within 1500 feet of any existing residential zone.
- d. Development in this zone will be sustainable in nature, constituting mixed density development, best practice methods of waste disposal, and longevity in quality and built form. development controls and design guidelines, in conjunction with provisions of the General Plan and other ordinances, will ensure that the zone provides for the social, economic and cultural well-being of the w

B. Permitted Uses: In the following list of possible uses, those designated as being permitted in a zone will be identified with the letter "P". Uses designated with the letter "N" will not be allowed in that zone. The following list is not intended to be all inclusive, but rather, indicative of uses permitted in the zone. Any uses not specified as permitted shall be prohibited.

	C-1	C-2	C-3	C-4
Air conditioning, sales and service	N	N	P	N
Altering, pressing and repairing of wearing apparel	P	P	P	N
Amusement enterprises	N	P	P	P
Animal hospital	N	P	P	N
Antique, import or souvenir shop	N	P	P	P
Arcade	N	P	P	N
Arcade	N	P	P	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	N	P	P	P
Athletic club	P	P	P	N
Auction establishment (retail goods only)	N	N	P	N
Automobile, new or used sales and service	N	P	P	N
Automobile parts sales (new)	N	P	P	N
Automobile rental	N	P	P	N
Art Gallery	N	P	P	P
Automobile repair including paint, body, fender, brake, muffler, upholstery or transmission (completely enclosed building)	N	N	P	N
Bakery manufacture limited to foods retailed on premises	P	P	P	P
Bank or financial institution	P	P	P	N
Barber shop	P	P	P	N
Beauty shop	P	P	P	N
Bed and breakfast inn	P	P	N P	N
Bar Pub, Tavern	N	P	P	P
Billiard parlor	N	P	P	P
Bicycle sales and service	N	P	P	P
Boat sales and service	N	N	P	N
Bookbinding	P	P	P	P
Bookstore, retail	P	P	P	P
Bowling alley	N	P	P	P
Building materials sales	N	N	P	N
Bus terminal	N	P	P	N
Cabinet shop	N	N	P	N
Cabins	N	N	N	N
Cafe or cafeteria	P	P	P	P
Camera store	P	P	P	P
Candy store, confectionery	P	P	P	P

Campgrounds	N	N	N	Item 10.
Car wash	N	P	P	
Caretakers dwelling, incidental to a commercial use	N	P	P	N
Carpet and rug cleaning	N	N	P	N
Catering establishment	N	P	P	N
Child nursery	P	N	P	N
Clinics, medical or dental	N	P	P	N
Clothing and accessory store	N	P	P	N
Coal and fuel sales office	N	N	P	N
Convenience markets (including sale of gasoline)	P	P	P	P
Crematorium	N	N	P	N
Dairy product store	P	P	P	N
Dance hall	N	P	P	N
Delicatessen	P	P	P	N
Department store	N	P	P	N
Drapery and curtain store	N	P	P	N
Drugstore	N	P	P	N
Educational institutions	N	P	P	N
Egg and poultry store (retail sales only), no live bird slaughtering permitted	P	P	P	N
Electrical and heating appliances and fixtures sales and services	N	N	P	N
Electronic equipment sales and service	N	P	P	N
Employment agency	N	P	P	N
Fabric and textile store	N	P	P	N
Farm implement sales	N	P	P	N
Fence, sales and service	N	N	P	N
Florist shop	P	P	P	P
Fruit store (enclosed)	P	P	P	P
Furniture sales and repair	N	P	P	N
Garden supplies and plant material sales	N	P	P	N
Gift store	P	P	P	P
Government buildings or uses, no industrial	N	P	P	N
Greenhouse and nursery, soil and lawn service	N	P	P	N
Grocery store	P	P	P	N
Gunsmith	N	P	P	N
Hardware stores	N	P	P	N
Health club	P	P	P	N
Health food store	P	P	P	P
Hobby and crafts store	N	P	P	N
Hospitals	N	P	P	N
Hotel	N	N P	N P	N
Household appliance sales and service	N	P	P	N
Ice cream parlor	P	P	P	P

Ice manufacture and storage	N	N	P	Item 10.
Ice store or vending station	P	P	P	N
Insurance agency	N	P	P	N
Interior decorating and designing establishment	N	P	P	N
Janitor service and supply	N	N	P	N
Jewelry store sales and service	N	P	P	P
Laboratory, dental or medical	N	P	P	N
Laundry or dry cleaners, Laundromat	P	P	P	N
Legal office	N	P	P	N
Library	N	P	P	N
Liquor store	N	P	P	N
Locksmith	N	P	P	N
Lodge or social hall	N	P	P	P
Lodging Hotel, Motel	N	N P	N P	P
Lounge	N	P	P	P
Lumber yard	N	N	P	N
Manufactured home sales lot and service	N	P	P	N
Medical office	N	P	P	N
Monument works and sales	N	N	P	N
Mortuary	N	P	P	N
Museum	N	P	P	N
Music store	N	P	P	N
Needlework, embroidery or knitting store	N	P	P	N
Newssstand	P	P	P	N
Nursery school	P	N	P	N
Office supply, office machines sales and service	N	P	P	N
Optometrist, optician or oculist	N	P	P	N
Paint or wallpaper store	N	P	P	N
Park and playground	P	P	P	P
Pawnshop	N	P	P	N
Pet and pet supply store	N	P	P	N
Pharmacy	N	P	P	N
Photographic supplies	N	P	P	N
Physician or surgeon office clinic	N	P	P	N
Plumbing shop	N	P	P	N
Pool hall	N	P	P	P
Popcorn or nut shop	N	P	P	P
Post office	N	P	P	N
Printing, lithographing, publishing or reproduction sales and service	N	P	P	N
Professional office	N	P	P	N
Radio and television sales and service	N	P	P	N

Real estate agency	N	P	P	Item 10.
Reception center or wedding chapel	N	P	P	
Recreation center	N	P	P	P
Rental agency for home and garden equipment	N	P	P	N
Restaurant	P	P	P	P
Restaurant, drive-in	P	P	P	P
Roller skating rink	N	P	P	N
RV Park or RV Resort - Transient tourist use	N	N	N	P
Secondhand store	N	P	P	P
Service station, handi-mart	P	P	P	P
Shoe repair and shoe shine shop	N	P	P	N
Shoe store	N	P	P	N
Sign painting	N	P	P	N
Sign sales	N	P	P	N
Storage rental units	N	P	P	N
Supermarket	N	N	P	N
Theater, indoor	N	P	P	N
Theater, outdoor	N	P	P	N
Tiny Home Park - transient use	N	N	N	X
Tire recapping or retreading	N	P	P	N
Tire sales and service	N	N	P	N
Toy store, retail	N	P	P	P
Trailer sales and service	N	P	P	N
Travel agency	N	P	P	N
Tourist Tours Operations	P N P	N P	N P	P
Used car lot	N	P	P	N
Variety store	N	P	P	P
Vegetable stand	P	P	P	P
Winery	P	P	P	P

C. General Requirements:

	C-1	C-2	C-3	TC
Minimum lot area	None	None	None	
Maximum zone area	None	None	None	None
Minimum yard setbacks from property line (in feet)				
Front	25	25	25	25
Side	10	10	10	10
Side facing a street on a corner lot	25	25	25	25
Rear	10	10	10	10
Building heights (in feet)				
Minimum	8	8	8	8
Maximum	35	35	35	35

Heights are maximum unless specifically approved to a greater height by the planning commission				Item 10.
Minimum distance between buildings	10	10	10	10

1. Site Plan Approval:

- a. A site plan shall be submitted, drawn to scale, and of sufficient size and detail to show building locations, yard setbacks, ingress and egress drives, parking areas, landscaped areas and such other improvements as may be required relating to the specific use proposed.
- b. The site plan, or an additional plan drawn to the same scale, shall show utility locations, including water, power, drainage, telephone; cable TV, sewer or septic tank location, fire hydrants, street improvements and such other public improvements as may be required.
- c. Planning commission review and Town Council approval shall precede the issuance of any permit for site improvement, or construction permit for utility systems. No building permits shall be issued until all underground site improvements have been installed and construction authorized by the building inspector.

D. Special Provisions:

1. Storage Of Materials And Merchandise: All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six (6') feet in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall.
2. Trash, Combustible Materials, Junk and Debris: No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, or similar material shall be stored or allowed to remain on any lot in any commercial zone.
3. Solid Waste Storage Facilities: All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.
4. Protection Of Adjoining Residential Property: Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight obscuring fence, or a ten (10') foot wide planting strip, or any combination of fencing and landscaping which adequately protects the adjoining residential property.
5. Residential Dwellings: No residential dwelling of any kind is permitted in any commercial zoning district.
6. Lighting: all lighting shall be directed away from any residential use to protect neighboring properties from light pollution, and shielded from the night sky with no light emitted above a horizontal plane. Reference AVL 10.26.
7. All lodging located in a commercial zone, shall require an on-site manager.

E. Abandoned, Wrecked, or Junk Vehicles:

1. Abandoned Vehicles Prohibited: It shall be unlawful to park or permit the parking of any licensed or unlicensed motor vehicle or parts thereof in an abandoned condition upon any public or private property within the Town for longer than seventy two (72) hours, except as follows:
 - a. In a commercial or industrial zone, the number of such vehicles is determined by permit, and:
 - (1) Such use is authorized in the zone where the use is located, and
 - (2) Vehicles and parts thereof are stored within a building or are completely screened by a six (6) foot high, opaque, sight obscuring fence.
 - b. Nuisance: The accumulation and storage of more than the permitted number of vehicles or parts thereof on private or public property except as set forth above shall constitute a nuisance, detrimental to the health, safety, and welfare of the inhabitants of the Town. It shall be the duty of the owner of such vehicle or parts thereof, or lessee, or other person in possession of private property upon which such vehicle or parts thereof is located, to remove the same from such property.

HISTORY

Adopted by Ord. [2019-09](#) on 6/12/2019

Amended by Ord. [O-2020-25](#) on 11/18/2020

11.02.100 Land use Change Agreement

Item 10.

All applications for a Land Use Change shall be accompanied by an executed copy of the following agreement, as amended from time to time by the Town council. Said agreement shall be substantially in the following form:

LAND USE CHANGE AGREEMENT WITH APPLE VALLEY TOWN

This agreement is entered into this _____ day of _____, between _____ of _____, County of _____, State of _____, hereinafter referred to as "Land Owner," and the Town of Apple Valley, a municipal corporation of the State of Utah, located in Washington County, hereinafter referred to as the "Land Owner", on behalf of it/himself, its/his heirs, successors and assigns, hereby acknowledges, covenants and agrees that: (1) it/he has received and read a copy of the Apple Valley Land Use Code, and shall in all respects comply with the provisions contained therein, (2) pay all application fees.

ATTORNEY FEES AND COSTS/GOVERNING LAW. *Should the Land Owner or the Town initiate a lawsuit, the prevailing party shall be entitled to costs and reasonable attorney fees. This agreement shall be governed by and construed in accordance with the laws of the State of Utah.*

DATED this day of _____, _____.

_____	_____	_____	_____
Land Owner	Date	Land Owner	Date
Title _____		Title _____	

STATE OF UTAH)
_____: ss. _____ COUNTY OF WASHINGTON)

On the _____ day of _____, _____ personally appeared before me _____, the signer(s) of the above instrument, who duly acknowledged to me that he/she executed the same on behalf of the Subdivider.

(SEAL)

NOTARY PUBLIC

Accepted by: _____ Date: _____
Apple Valley Town Planning & Zoning Manager

All signatures to this agreement, other than for sole proprietorships, shall be accompanied by documentation acceptable to the Town attesting to the fact that the signer hereof is authorized by the subdivider to enter into this agreement (e.g., a copy of a corporate resolution, copy of a partnership agreement, etc.).

11.02.120 Subdivider's Agreement

Item 10.

All applications for a subdivision shall be accompanied by an executed copy of the following agreement, as amended from time to time by the Town council. Said agreement shall be substantially in the following form:

SUBDIVIDER'S AGREEMENT WITH APPLE VALLEY TOWN

This agreement is entered into this _____ day of _____, between _____ of _____, _____ County of _____, State of _____, hereinafter referred to as "Subdivider," and the Town of Apple Valley, a municipal corporation of the State of Utah, located in Washington County, hereinafter referred to as the "Town." Subdivider, on behalf of it/himself, its/his heirs, successors and assigns, hereby acknowledges, covenants and agrees that: (1) it/he has received and read a copy of the Apple Valley Town Subdivision Ordinance and design standards of the Land Use Code and shall in all respects comply with the provisions contained therein, (2) all on-site and off-site improvements required to be constructed in connection with said subdivision shall be constructed and installed in accordance with the approved construction plans and drawings, and (3) in the event that legal action is required to be taken by Apple Valley to enforce the terms of this agreement, Subdivider agrees that it/he shall be liable to pay all such legal costs and expenses incurred by Apple Valley, including court costs and a reasonable attorney's fee.

ATTORNEY FEES AND COSTS/GOVERNING LAW. Should the Subdivider or the Town initiate a lawsuit for any other reason than the above-mentioned reason, the prevailing party shall be entitled to costs and reasonable attorney fees. This agreement shall be governed by and construed in accordance with the laws of the State of Utah.

DATED this day of _____, _____.

Subdivider _____

Date _____

Subdivider _____

Date _____

Title _____

Title _____

STATE OF UTAH)

: ss. _____

COUNTY OF WASHINGTON)

On the _____ day of _____, _____ personally appeared before me _____, the signer(s) of the above instrument, who duly acknowledged to me that he/she executed the same on behalf of the Subdivider.

(SEAL)

NOTARY PUBLIC

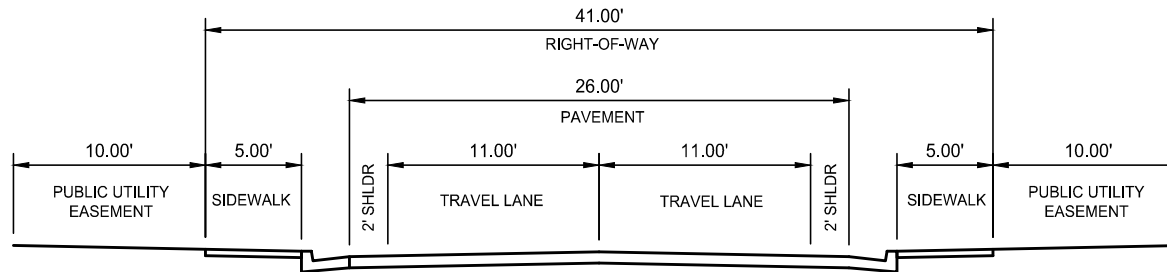
Accepted by: _____

Date: _____

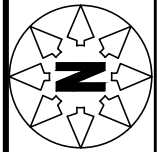
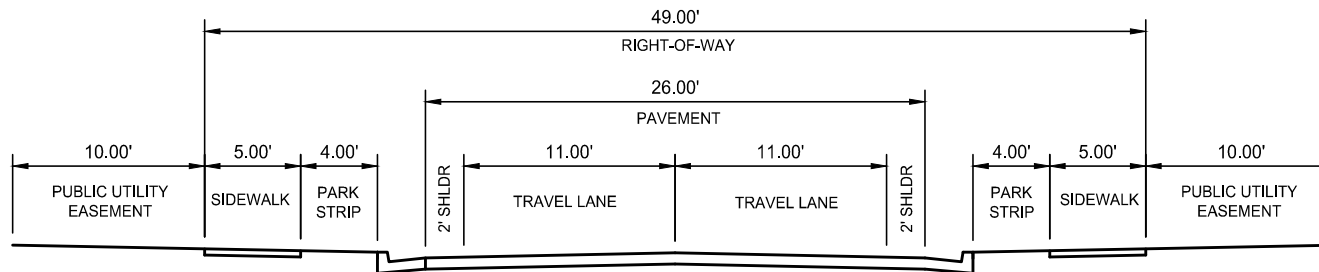
Apple Valley Town Planning & Zoning Manager

All signatures to this agreement, other than for sole proprietorships, shall be accompanied by documentation acceptable to the Town attesting to the fact that the signer hereof is authorized by the subdivider to enter into this agreement (e.g., a copy of a corporate resolution, copy of a partnership agreement, etc.).

RESIDENTIAL MINIMUM



RESIDENTIAL MINIMUM ALTERNATE



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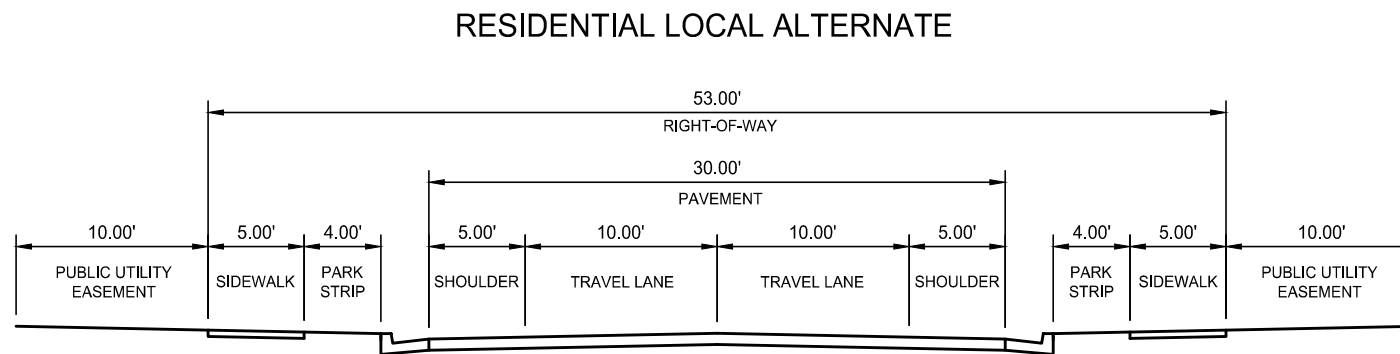
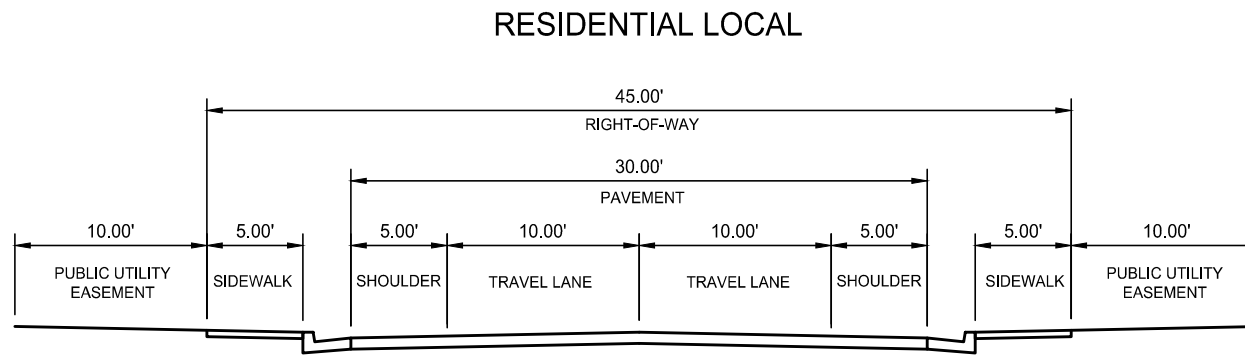
WASHINGTON

CITY OF HURRICANE

RESIDENTIAL MINIMUM

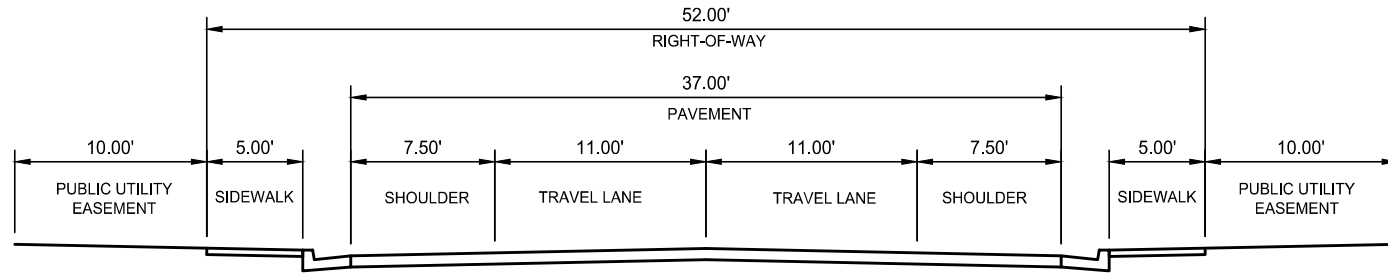
Item 11.

FIGURE: 5
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 UPDATED: 10/4/2018 PLOTTED: 10/4/2018

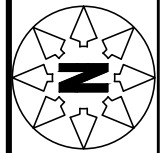
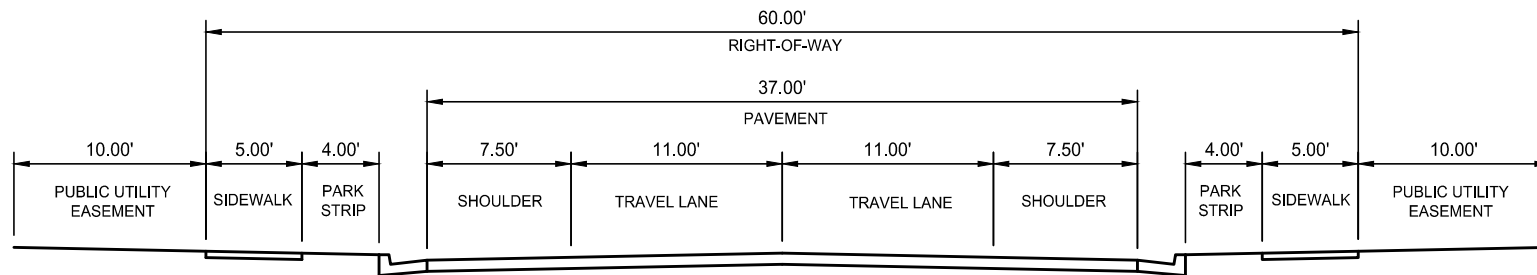


 SCALE: 1"=10'	WASHINGTON CITY OF HURRICANE RESIDENTIAL LOCAL	FIGURE: 6	Item 11.				
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RESIDENTIAL STANDARD



RESIDENTIAL STANDARD ALTERNATE



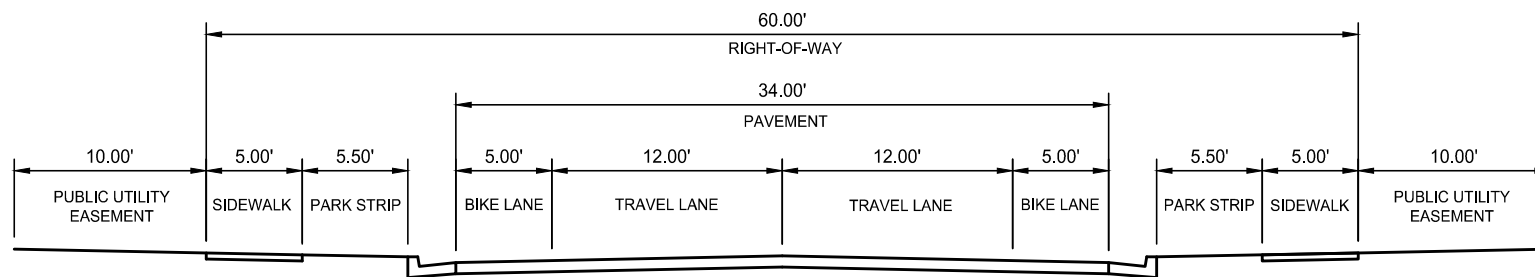
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FIGURE: 7	WASHINGTON
CITY OF HURRICANE	
RESIDENTIAL STANDARD	
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	UPDATED: 10/4/2018
	PLOTTED: 10/4/2018

Item 11.

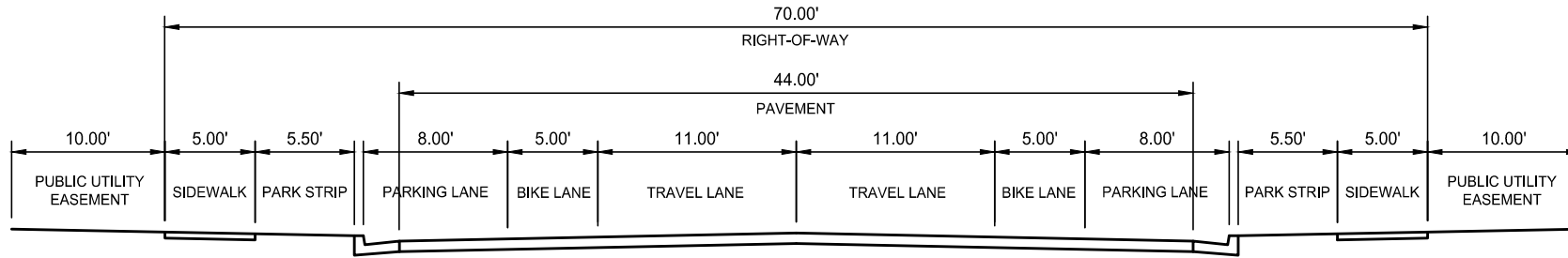


MINOR COLLECTOR

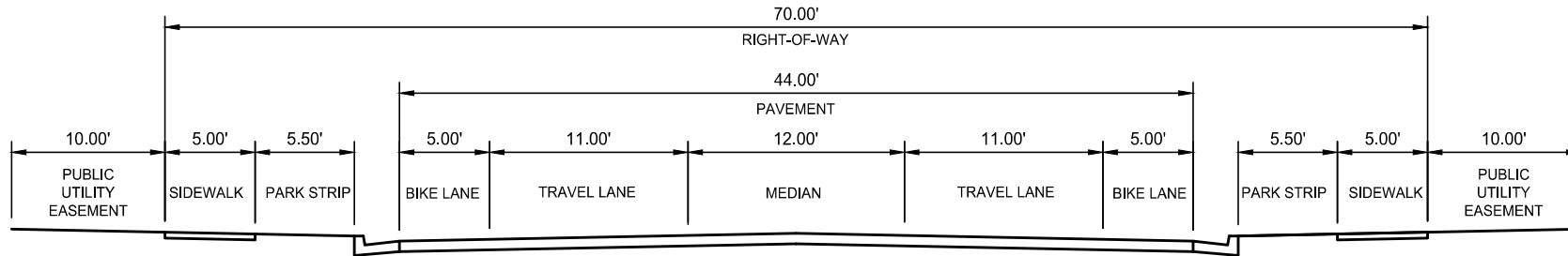
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CITY OF HURRICANE		
MINOR COLLECTOR		
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		SCALE: 1"=10'
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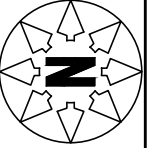
Item 11.

MAJOR COLLECTOR (2-LANE)



MAJOR COLLECTOR (3-LANE)



 SCALE: 1"=10'	FIGURE: 9	
	WASHINGTON	
	CITY OF HURRICANE	
MAJOR COLLECTOR		Item 11.
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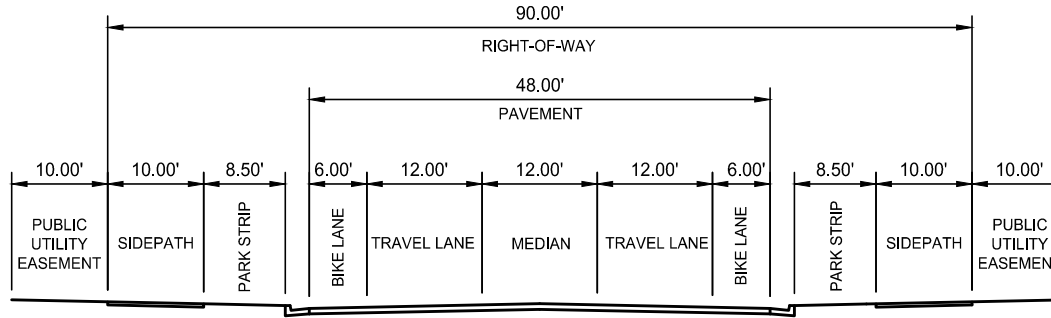
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MINOR ARTERIAL (3-LANE)



MINOR ARTERIAL (5-LANE)

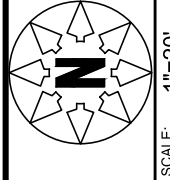
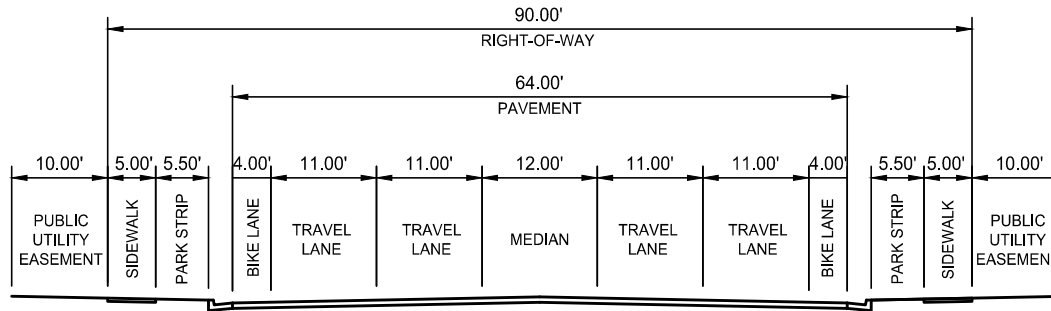
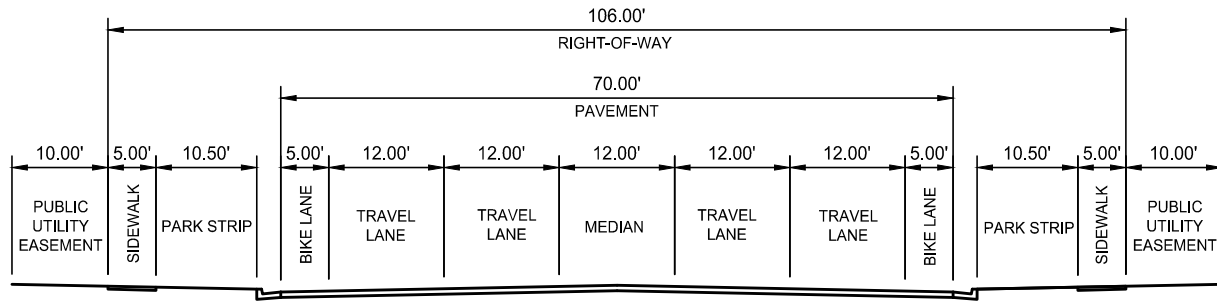


FIGURE: 10	WASHINGTON
CITY OF HURRICANE	
MINOR ARTERIAL	
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Item 11.

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MAJOR ARTERIAL



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CITY OF HURRICANE

MAJOR ARTERIAL

Item 11.

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 CHECK: . . . UPDATED: 10/4/2018 PLOTTED: 10/4/2018

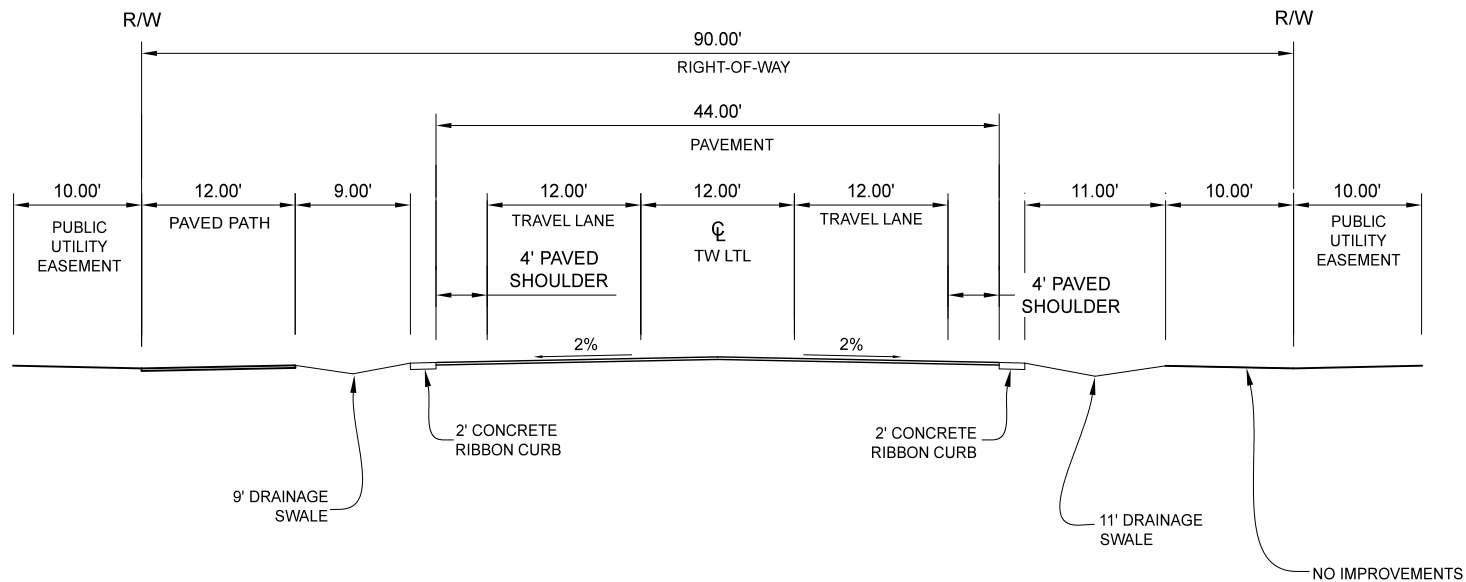
The diagram illustrates the cross-section of a 66.00' Right-of-Way. The total width is divided into several sections: a 5.00' Sidewalk on the far left, a 5.50' Park Strip, an 8.00' Shoulder, two 12.00' Travel Lanes, another 8.00' Shoulder, a 5.50' Park Strip, and a 5.00' Sidewalk on the far right. The total width of the paved area (Pavement) is 40.00', which includes the two travel lanes and the shoulders. The diagram also shows a centerline and a dashed line indicating the edge of the travel lanes.

Component	Width (ft)
Sidewalk (Left)	5.00'
Park Strip (Left)	5.50'
Shoulder (Left)	8.00'
Travel Lane (Left)	12.00'
Travel Lane (Right)	12.00'
Shoulder (Right)	8.00'
Park Strip (Right)	5.50'
Sidewalk (Right)	5.00'
Total Right-of-Way	66.00'
Total Pavement	40.00'

The diagram illustrates the cross-section of a 4-lane divided highway. The total width is 82.50', labeled as 'RIGHT-OF-WAY'. The central section is 49.50' wide, labeled as 'PAVEMENT'. This pavement section consists of two 12.00' 'TRAVEL LANE's separated by a 12.75' 'SHOULDER' on each side. The outer sections include an 8.00' 'PARK STRIP' and a 6.00' 'SIDEWALK' on each side of the pavement. The diagram shows a symmetrical layout with a central divider and a raised curb on the right side.

Component	Width (ft)
SIDEWALK (Left)	6.00'
PARK STRIP (Left)	8.00'
SHOULDER (Left)	12.75'
TRAVEL LANE (Left)	12.00'
TRAVEL LANE (Right)	12.00'
SHOULDER (Right)	12.75'
PARK STRIP (Right)	8.00'
SIDEWALK (Right)	6.00'
Total Right-of-Way	82.50'
Total Pavement	49.50'

MINOR ARTERIAL RURAL ROAD SECTION



Notes:

1. Minor Arterial provides for 6,000 to 20,000 daily trips.
2. See active transportation plan for location of paved path requirements.
3. Gravel Shoulder shall consist of 6" minimum untreated road base.
4. Pavement section shall consist of 3.5" of asphalt over 7" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.



CITY OF HURRICANE ENGINEERING

MINOR ARTERIAL RURAL ROAD CROSS SECTION

STANDARD DWG. NO.	1 OF 1
RU RD - 105	SCALE: 1"=1'
APPROVED: YES	BY: H.C.E.
DATE: 8/6/2020	

REVISIONS	DESCRIPTION	BY
DATE		

STANDARD DWG. NO.	1 OF 1
RU RD - 104	SCALE: 1"=1'
APPROVED: YES	BY: H.C.E.
DATE: 8/6/2020	

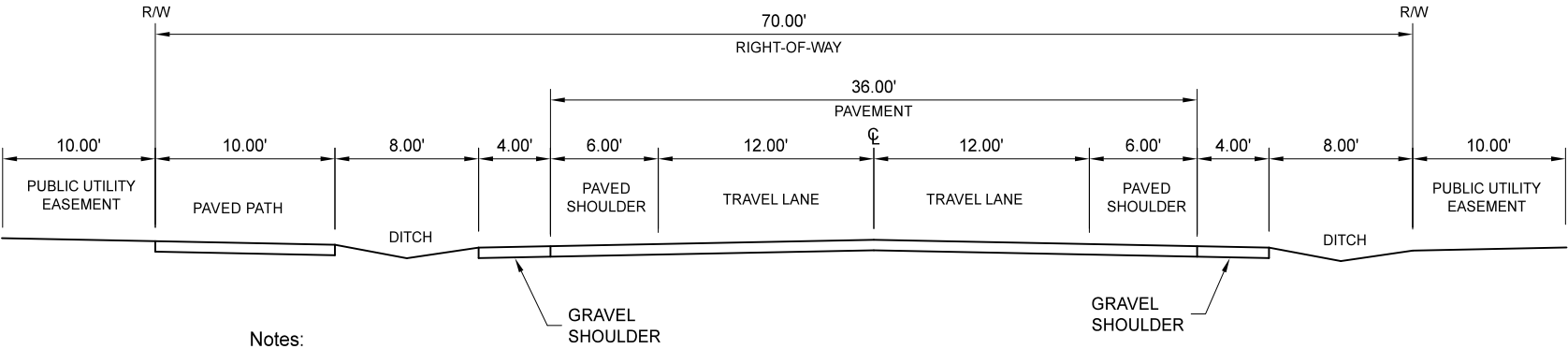
CITY OF HURRICANE ENGINEERING

**MAJOR COLLECTOR
RURAL ROAD CROSS SECTION**

REVISIONS	DESCRIPTION	BY
DATE		



**MAJOR COLLECTOR
RURAL ROAD SECTION**



Notes:

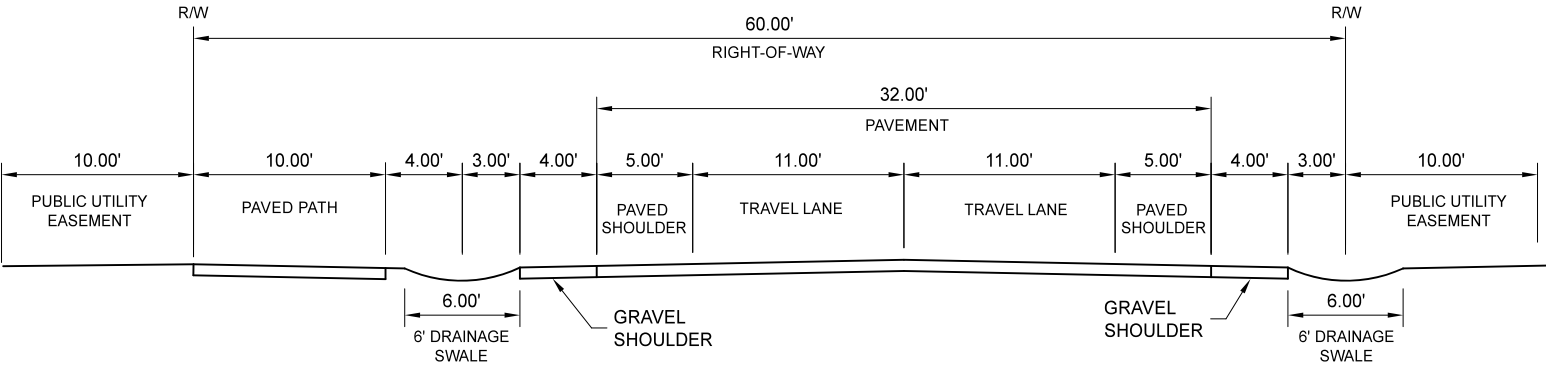
1. Major Collector serves 201-600 units.
2. See active transportation plan for location of paved path requirements.
3. Gravel Shoulder shall consist of 6" minimum untreated road base.
4. Pavement section shall consist of 3" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

STANDARD DWG. NO.	1 OF 1
RU RD - 103	SCALE: 1"=1'
APPROVED: YES	BY: H.C.E.
DATE: 8/6/2020	

MINOR COLLECTOR RURAL ROAD
RURAL ROAD CROSS SECTION

REVISIONS	DESCRIPTION	BY
DATE		

MINOR COLLECTOR
RURAL ROAD SECTION



Notes:

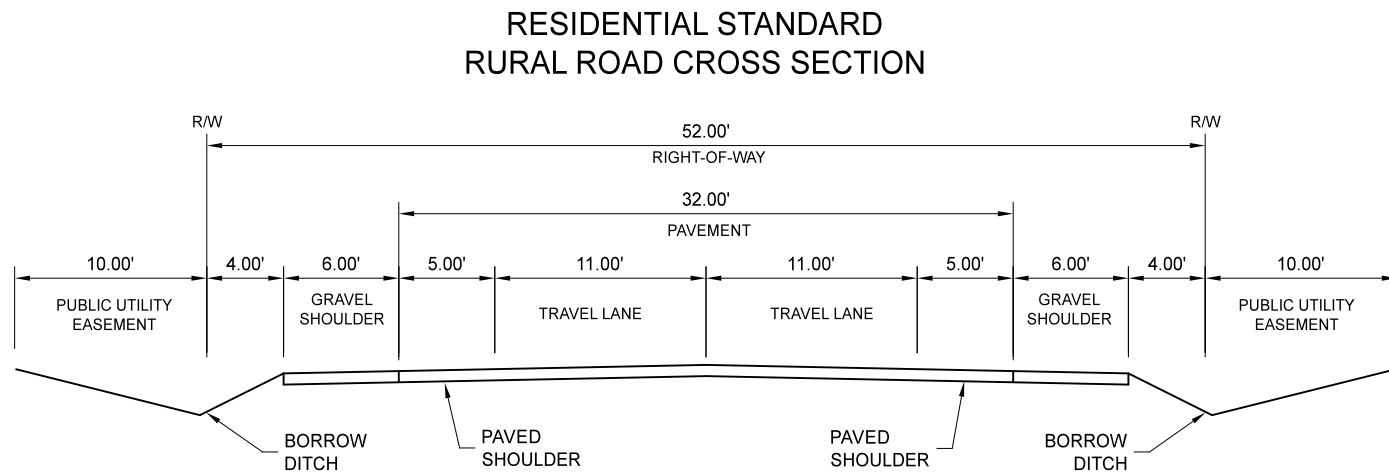
- 1. Minor Collector serves 101-200 units.
- 2. See active transportation plan for location of paved path requirements.
- 3. Gravel Shoulder shall consist of 6" minimum untreated road base.
- 4. Pavement section shall consist of 3" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.



STANDARD DWG. NO.		1 OF 1
RU RD - 102	APPROVED: YES	SCALE: 1"=1'
DATE: 8/6/2020		BY: H.C.E.

CITY OF HURRICANE ENGINEERING

**RESIDENTIAL STANDARD
RURAL ROAD CROSS SECTION**



Notes:

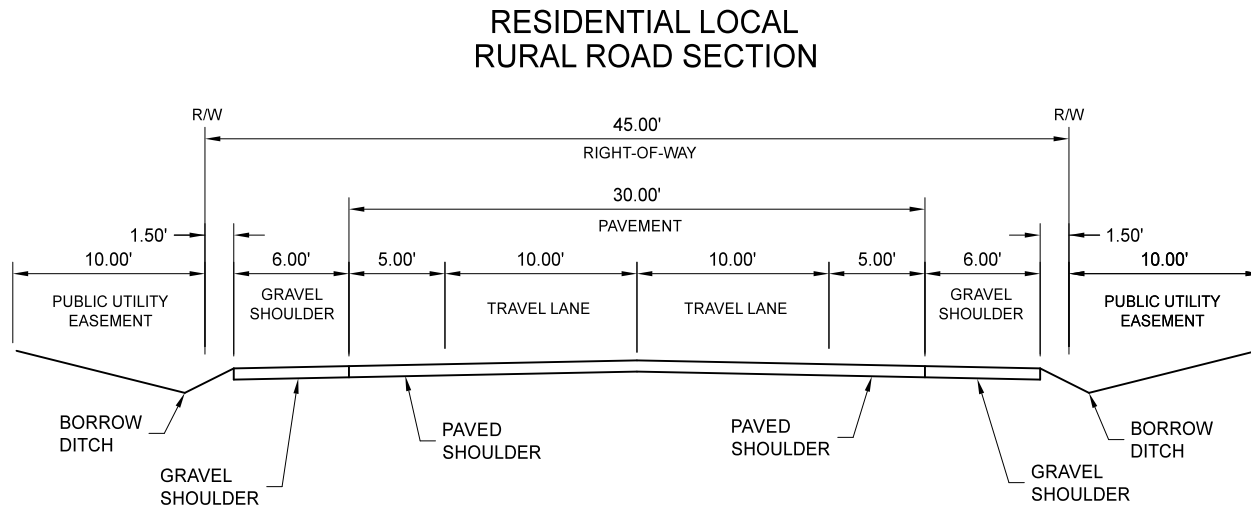
1. Residential Standard serves 51-100 units.
2. Gravel Shoulder shall consist of 6" minimum untreated road base.
3. Pavement section shall consist of 2.5" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.



REVISIONS		DATE	DESCRIPTION	BY

STANDARD DWG. NO.	1 OF 1
RU RD - 101	SCALE: 1"=1'
APPROVED: YES	BY: H.C.E.
DATE: 8/6/2020	

**RESIDENTIAL LOCAL ROADWAY
RURAL ROAD CROSS SECTION**



- Notes:**
- 1. Residential Local serves 11-50 units.
 - 2. Gravel Shoulder shall consist of 6" minimum untreated road base.
 - 3. Pavement section shall consist of 2.5" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

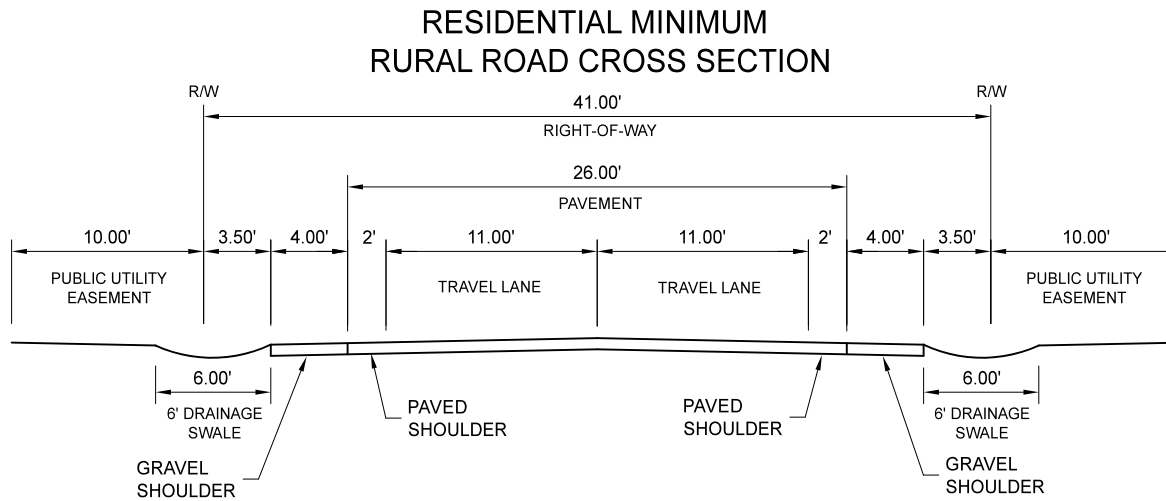


REVISIONS		DATE	DESCRIPTION	BY

STANDARD DWG. NO.	1 OF 1
RU RD - 100	APPROVED: YES
DATE: 8/6/2020	SCALE: 1"=10'
BY: H.C.E.	

CITY OF HURRICANE ENGINEERING

RESIDENTIAL MINIMUM ROADWAY
RURAL ROAD CROSS SECTION



Notes:

1. Residential Minimum serves 10 units or less.
2. Gravel Shoulder shall consist of 6" minimum untreated road base.
3. Pavement section shall consist of 2.5" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.



REVISIONS		BY
DATE	DESCRIPTION	