

**AV-1378-Q JUC COMMENTS
FOR AV-1378-Q Mountain Valley Subdivision**

November 9, 2022

Ash Creek Special Sewer District

The Property must be served by an advanced septic treatment system with individual lots having a septic tank for the solids and a subdivision wide advanced affluent treatment system approved through the State of Utah and Ash Creek Special Service District. All sewer system improvements shall be installed as per Ash Creek Special Service District standards.

Rocky Mountain Power

Power needs to be installed to each lot as per Rocky Mountain Powers Standards

South Central Communications

The previously installed copper phone and cable wires need to needs to be replaced with fiber optic wires to each lot as per Rocky Mountain Powers Standards

Big Plains Water District

The water line needs to be looped. A source capacity study needs to be completed and approved through the state and Big Plains Water District to ensure that storage and supply capacity is sufficient to meet the subdivision needs. All water system improvements need to be installed as per Big Plains Special Water District. Big Plain Water district does not guarantee water availability until impact fees has been paid and 1 AF of culinary water certificate per lot has been deeded to the district.

Apple Valley Public Works

The new road profiles need to meet the Apple Valley Design Standards with curb & gutter and sidewalk as approved by the Town Engineer.

A stormwater detention system need to be installed in the subdivision and from the exiting subdivision to the storm water detention basin.

The roads through Canaan Mountain Estates Phase 1 needs to be paved (No curb & Gutter or sidewalk is required there).

An all-weather secondary emergency access to HWY-59 must be installed as per town Standards.

All subdivision improvements need to be installed as per The Town of Apple Valley Standards.

UDOT

Turning lanes needs to be installed on HWY 59 at Canaan Drive intersection as per UDOT Standards

Preliminary Plat Application_AV-1378-Q, Land Development Solutions,LLC;Pat Melfi

Fire requirements for this preliminary plat application:

1. Secondary entrance/exit connected to SR-59.
2. All paved roads must meet Fire Code weight ratings, widths, and radiuses.
3. All unpaved roads must be of all-weather design and meet Fire Code weight ratings, widths, and radiuses.
4. All dead-end roads over 150' shall be provided with width and turnaround provisions as per Fire Code.

I make the motion we recommend approval to the Town Council for the preliminary plat for AV-1378-Q subject to the conditions outlined in the staff report and JUC report for this subdivision, dated November 9th 2022.