

**APPLE VALLEY
ORDINANCE O-2024-18**

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

SECTION 1: **AMENDMENT** “10.02.070 Site Plan Required” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.02.070 Site Plan Required

A detailed site plan, drawn to scale, shall be filed as a part of any application prior to consideration for any building permit. The site plan shall show, where pertinent:

1. Scale used.
2. Direction of north point.
3. Lot lines, adjacent streets or rights of way, easements, etc.
4. Location of all existing structures on the property, including driveway entrances, utility poles, etc.
5. Location of the proposed construction and improvements, including setbacks, location and dimensions of signs, location of garbage receptacles, fences, retaining walls, all easements, on-site detention and retention storage facilities, etc.
6. Motor vehicle access, including individual parking stalls, circulation patterns, curb and gutter and sidewalk locations.
7. Any necessary explanatory notes.
8. The distance to the nearest fire hydrant. It should be measured to the farthest point of the structure following the typical line of travel- down the driveway, along exterior of house following sidewalk, etc.
9. Name, address and telephone number of building contractor and owner.
10. If applicable: the location of all wells.
11. All other information that may be required as may be determined by the building inspector.
12. Directions, notes, and abbreviations, as well as project data and a vicinity map.
13. Property lines: Property lines are called out around the exterior of the lot.
14. Setbacks: These are the spaces between a building and its property line.
15. Existing and proposed conditions: Fence lines, utility and power lines need to be shown on your site map. These will also illustrate whether inspectors need to be called in during the construction process.
16. Construction limits: This will show the parts of the property where the construction is happening and show the areas near the site where you'll be taking up space for equipment parking and storage.

17. Parking: A site plan will always show parking dimensions, including parking spaces, areas for turning around, and especially in urban and high-traffic areas, the flow of traffic.
18. Surrounding streets and street signs: Along with the flow of traffic, a site plan will show you how your property functions within the streets and avenues that surround it, or if it is at the end of a quiet cul-de-sac. You'll also be able to see these features in a separate "vicinity map."
19. Driveways: A good site plan usually shows the exact dimensions of driveways and curbs.
20. Fire Hydrants: Town codes govern the distance your property must be from fire hydrants, and a new construction site plan will also include these when they are submitted for approval to the town.
21. Easements: Site plans will always include easements, which is a feature of your property that is shared by someone else for a specific purpose. Examples include a pathway through your property to utility lines.
22. Landscaped areas: A good site plan will include not only the measurement, but also the type of landscape feature (such as a deciduous tree, or a desert landscape) and retaining walls.

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

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

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Janet Prentice	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member _____	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley