

**APPLE VALLEY
ORDINANCE O-2026-28**

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

SECTION 1: **AMENDMENT** “10.18.020 Residential Lots; Access” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.18.020 Residential Lots; Access

- A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of twenty-four inches (24 ") or larger as required by Town or Building Official to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.
- B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.
- C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.
- D. Distance between Driveways: No driveway shall be closer than twenty feet (20') to another driveway or be more than twenty feet (20') in width . In no event shall the combined width of such driveways exceed sixty feet (60') or fifty percent (50%) of the entire lot frontage, whichever is less.
- E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

AFTER AMENDMENT

10.18.020 Residential Lots; Access and Storm Drainage Requirements

- ~~A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of~~

~~twenty-four inches (24") or larger as required by Town or Building Official to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.~~

- ~~B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.~~
- ~~C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.~~
- ~~D. Distance between Driveways: No driveway shall be closer than twenty feet (20') to another driveway or be more than twenty feet (20') in width. In no event shall the combined width of such driveways exceed sixty feet (60') or fifty percent (50%) of the entire lot frontage, whichever is less.~~
- ~~E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.~~

A. Borrow Ditch; Pipe Size:

All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of twenty-four inches (24") or larger as required by Town or Building Official to provide access through the borrow ditch.

Alternative culvert sizes or configurations may be approved by the Town Engineer or other authorized Town representative when site conditions, existing utilities, or engineering requirements warrant an alternative design.

Each culvert shall have a minimum length of twenty feet (20') and shall extend a minimum of one foot (1') beyond each side of the driveway, for a total extension of at least two feet (2') beyond the driveway width. Culvert length and installation shall comply with applicable [Town Design Standards and Specifications](#) and shall provide sufficient access while maintaining proper drainage and allowing for maintenance.

Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per [Town Design Standards & Specifications](#) and shall not be lined with rock.

B. Culvert Replacement; Excavation and Grading Permit:

Any replacement of an existing culvert pipe, when performed outside of an active building permit process, shall require an Excavation and Grading Permit issued by the Town prior to commencement of work. All culvert replacements shall comply with applicable [Town Design Standards and Specifications](#) and shall be subject to Town review and inspection as required. Routine cleaning and maintenance of an existing culvert pipe that does not involve excavation, removal, replacement, or alteration of the culvert shall not require an Excavation and Grading Permit under this provision.

C. Inspection Prior to Certificate of Occupancy:

No Certificate of Occupancy shall be issued until the lot access and all required storm drainage improvements have been completed, inspected, and approved by the Town.

Where engineered storm drainage plans are required by Town ordinances or applicable standards, such plans and supporting calculations shall be submitted as part of the building permit application and reviewed and approved by the Town Engineer or other qualified professional authorized by the Town prior to issuance of the building permit. Building-code plan review and engineering drainage review may occur simultaneously.

Required storm drainage improvements shall include, as applicable, borrow ditches, culverts, detention or retention facilities, drainage conveyance systems, grading, and other improvements required by Town ordinances, approved plans, development approvals, or applicable [Town Design Standards and Specifications](#).

All required storm drainage improvements shall be completed in accordance with the approved plans prior to issuance of a Certificate of Occupancy. The Town Engineer or other qualified professional authorized by the Town shall verify compliance with the approved engineered drainage plans and provide approval to the Town. Verification may include field observations, photographs, certifications, as-built documentation, or other information determined necessary by the reviewing professional.

Building-code plan review and inspections shall remain separate from engineering review and approval of storm drainage improvements. The Town shall coordinate these reviews and approvals through its established building permit procedures.

D. Limited Number of Driveways:

No residential lot shall have more than two (2) driveways unless approved by the Planning Commission via a conditional use permit. Each culvert shall have a minimum length of twenty feet (20') and shall comply with the applicable [Town Design Standards and Specifications](#).

E. Distance between Driveways:

No driveway shall be closer than twenty feet (20') to another driveway. Each driveway shall be eighteen feet (18') in width.

Where separate culverts are installed along the same borrow ditch, a minimum unobstructed

separation of twenty feet (20') shall be maintained between culvert ends to allow access for cleaning and maintenance, unless an alternative configuration is approved by the Town Engineer or other authorized Town representative.

F. Corner Lots:

In no event shall a driveway be placed on any corner lot within a distance of twenty-five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor Mike Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____
Council Member Lee Fralish	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley