

**APPLE VALLEY  
ORDINANCE O-2023-06**

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

**SECTION 1:**        **AMENDMENT** “11.02.030 Definitions” of the Apple Valley Subdivisions is hereby *amended* as follows:

**BEFORE AMENDMENT**

**11.02.030 Definitions**

The following words and phrases used in this title, in addition to those listed in AVLU 10.04, shall have the respective meanings hereafter set forth, unless a different meaning clearly appears from the context.

**ADJACENT LANDOWNERS:** Any property owner of record, according to the records of the county recorder, whose property adjoins or abuts property proposed for subdivision, or any portion thereof.

**AFFECTED ENTITY:** As stated in statute, a county, municipality, independent special district, local district, school district, interlocal cooperation entity, specified public utility, or the Utah department of transportation, if:

- A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
- B. The entity has filed with the municipality a copy of the entity's general or long range plan; or
- C. The entity's boundaries or facilities are within one mile of land which is the subject of a general plan amendment or land use code change.

**BLOCK:** The land surrounded by streets and other rights of way other than an alley, or land which is designated as a block on any recorded subdivision plat.

**BONA FIDE DIVISION OR PARTITION OF LAND FOR AGRICULTURAL PURPOSES:** The division of a parcel of land into two (2) or more lots none of which is less than five (5) acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

**TOWN:** Apple Valley Town, Utah.

**TOWN COUNCIL:** The Town Council of Apple Valley Town, Utah.

**TOWN ENGINEER:** The Town engineer of Apple Valley Town, Utah, or a consulting engineering firm designated as the Town engineer by the Town Council.

**TOWN PLANNER:** The professional planner of Apple Valley Town, Utah, or person designated as such by the Apple Valley Town Council.

**COMMUNICATIONS EASEMENT:** An exterior easement for placement of facilities intended to be used in connection with the delivery of multichannel video programming services, cable services, information services, or telecommunications or telecommunications services.

**COMMUNICATIONS INFRASTRUCTURE:** Facilities planned to be used in connection with the delivery of multichannel video programming services, cable services, information services, telecommunications or telecommunications services, which term shall include, but not be limited to, conduit.

**COUNTY:** Washington County, Utah.

**CULINARY WATER AUTHORITY:** The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

**DEDICATION:** Land set aside by an owner for any general and public uses.

**EASEMENT:** That portion of a lot or lots reserved for present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above said lot or lots.

**FINAL PLAT:** The final drawing of the subdivision and dedication prepared for filing of record with the county recorder and in compliance with all the requirements set forth in this title and adopted pursuant thereto.

**GENERAL PLAN:** A plan, labeled "General Plan of Apple Valley Town", including maps or reports or both, which has been approved by the Town Council as required by law, or such plan as it may be amended from time to time.

**JOINT UTILITY COMMITTEE:** The representatives of the Town, Big Plains Water and Sewer Special Service district, and other utility companies as may be required by the Town that are authorized to review and sign construction drawings.

**LOT:** A separately delineated parcel of real property having a number and designation shown on a recorded subdivision plat, or a contiguous quantity of real property defined in a deed by metes and bounds which has a separate property identification number according to the records of the county recorder and is not shown on a recorded subdivision plat.

**LOT RIGHT OF WAY:** A strip of land of not less than twenty six feet (26') wide connecting a lot to a street for use as private access to that lot.

**OFFICIAL ZONING MAP:** A zoning map adopted by the Town Council pursuant to the provisions of Utah Code § 10-9a-501, 1953, as amended.

**OPEN SPACE:** Designated land within the subdivision which shall always remain undeveloped, which shall be included in improved parks and recreational areas, or which shall remain all natural.

**PERSON:** Any individual, corporation, partnership, limited liability company, or partnership, firm, or association of individuals, however styled or designated.

**PLANNING COMMISSION:** The Apple Valley Town Planning Commission.

**PLAT:** A map or depiction of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, and streets, or other divisions and dedications.

**SANITARY SEWER AUTHORITY:** Big Plains Water and Sewer Special Service district, a public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems within the Town.

**SECURITY:** An escrow agreement, irrevocable letter of credit, or other security instrument given by the subdivider to ensure the proper installation of public improvements.

**STREET:** A thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than twenty six feet (26') wide which has been made public by right of use and which affords the principal access to the abutting property.

**STREET, ARTERIAL:** A street, existing or proposed, which serves or is intended to serve as a major traffic-way, and is designated on the general plan as a controlled access highway, major street, parkway or other equivalent term to identify those streets comprising the basic structure of the street plan.

**STREET, COLLECTOR:** A street, existing or proposed, which is the main means of access to an arterial street system.

**STREET, CUL-DE-SAC:** A street which originates from a designated Town street with no other outlet and forcing a radius turn area, not to exceed six hundred sixty feet (660') in length without the written approval of the Town Council, the Planning Commission and the fire chief.

**STREET, PRIVATE:** A right of way or easement in private ownership not dedicated or maintained as a public street.

**STREET, PRESCRIPTIVE EASEMENT:** A road in private ownership, open to public use, not dedicated or maintained as a public road.

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

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 un-subdivided parcel of property or subject the un-subdivided parcel to the provisions of this chapter.

**AFTER AMENDMENT**

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**BONA FIDE DIVISION OR PARTITION OF LAND FOR AGRICULTURAL**

**PURPOSES:** The division of a parcel of land into two (2) or more lots none of which is less than five (5) acres in an area, and where no dedication of any street is required to serve any such lots or parcels of land so created.

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**SECURITY:** An escrow agreement, irrevocable letter of credit, or other security instrument given by the subdivider to ensure the proper installation of public improvements.

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**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 from January 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

\_\_\_\_\_.

|                                  | AYE   | NAY   | ABSENT | ABSTAIN |
|----------------------------------|-------|-------|--------|---------|
| Mayor   Frank Lindhardt          | _____ | _____ | _____  | _____   |
| Council Member   Andy McGinnis   | _____ | _____ | _____  | _____   |
| Council Member   Barratt Nielson | _____ | _____ | _____  | _____   |
| Council Member   Kevin Sair      | _____ | _____ | _____  | _____   |
| Council Member   Robin Whitmore  | _____ | _____ | _____  | _____   |

Attest

Presiding Officer

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk, Apple Valley

\_\_\_\_\_  
Frank Lindhardt, Mayor,, Apple Valley