

**APPLE VALLEY
ORDINANCE O-2025-25**

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

SECTION 1: **AMENDMENT** “11.08.070 Driveways” of the Apple Valley Subdivisions is hereby *amended* as follows:

A M E N D M E N T

11.08.070 Driveways

- ~~A. All driveways must meet fire code.~~
- ~~B. Driveways serving single residential dwellings shall be a minimum of twelve (12) feet wide.~~
~~Driveways serving three or less residential dwellings shall be a minimum of fifteen (15) feet wide. No driveway shall serve more than three residences, unless approved by the town council.~~

SECTION 2: **ADOPTION** “11.08.071 General Requirements” of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

11.08.071 General Requirements*(Added)*

- 1. All residential driveways shall comply with access requirements that support fire apparatus weighing up to seventy-five thousand (75,000) pounds.
- 2. Driveways must meet applicable provisions of the 2006 Utah Wildland-Urban Interface (WUI) Code and the 2021 International Fire Code (IFC).
- 3. These requirements apply to all new residential driveways within town limits and do not apply to public roads or high-volume residential streets.
- 4. Driveways may be constructed using:
 - a. The Town’s Residential Driveway Minimum Design and Construction Standards, or
 - b. A site-specific design prepared by a licensed professional engineer.

(1) The engineered design must demonstrate equivalent or superior load-bearing capacity sufficient to support a 75,000-pound fire apparatus.

(2) All engineered designs shall be subject to Town review and approval prior to construction.

SECTION 3: **ADOPTION** “11.08.072 Minimum Width Requirements” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.072 Minimum Width Requirements(*Added*)

1. Driveways shall meet the following minimum unobstructed widths:

a. Serving one dwelling unit:

(1) Minimum width of twelve (12) feet.

b. Serving two to three dwelling units:

(1) Minimum width of fifteen (15) feet.

2. No driveway shall serve more than five (5) residential dwellings.

a. Driveways serving more than three (3) dwellings shall:

(1) Require Town Council approval.

(2) Comply fully with all fire and access code requirements.

SECTION 4: **ADOPTION** “11.08.073 Clearance And Surface Requirements” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.073 Clearance And Surface Requirements(*Added*)

1. Minimum vertical clearance shall be thirteen (13) feet, six (6) inches.

2. Driveway surfaces must:

- a. Be all-weather and capable of supporting emergency vehicle loads.
- b. Remain free from obstruction or degradation that impairs emergency access.

SECTION 5: **ADOPTION** “11.08.074 Length, Turnouts, And Turnarounds”
of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.074 Length, Turnouts, And Turnarounds(*Added*)

- 1. Driveways exceeding one hundred fifty (150) feet in length shall include a turnaround.
- 2. Driveways exceeding two hundred (200) feet in length and less than twenty (20) feet wide shall include both turnouts and turnarounds:
 - a. Turnouts must be:
 - (1) At least ten (10) feet wide.
 - (2) At least thirty (30) feet long.
 - (3) Constructed with all-weather surface.
 - b. Turnarounds must meet the following turning radii:
 - (1) Inside radius: minimum of thirty (30) feet.
 - (2) Outside radius: minimum of forty-five (45) feet.

SECTION 6: **ADOPTION** “11.08.075 Maintenance” of the Apple Valley
Subdivisions is hereby *added* as follows:

ADOPTION

11.08.075 Maintenance(*Added*)

1. Driveways must be maintained in a condition suitable to support fire apparatus at all times.

2. If soft spots, rutting, or surface degradation occur:

a. Affected areas must be promptly repaired.

b. Repairs shall restore the driveway to a firm, unyielding surface meeting original load-bearing specifications.

SECTION 7: **ADOPTION** “11.08.076 Bridge Requirements” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.076 Bridge Requirements(*Added*)

1. Driveways incorporating bridges shall:

a. Clearly post vehicle load limits at both bridge entrances.

b. Use bridge designs approved by the Code Official.

SECTION 8: **ADOPTION** “11.08.077 Construction And Engineering Standards” of the Apple Valley Subdivisions is hereby *added* as follows:

ADOPTION

11.08.077 Construction And Engineering Standards(*Added*)

1. Subgrade Preparation

a. When using the Town’s prescriptive standard, the subgrade must:

(1) Be scarified to a depth of twelve (12) inches.

(2) Be moisture-conditioned to within ±2% of optimum moisture content.

(3) Be compacted to at least ninety-five percent (95%) of the maximum dry density per ASTM D1557 (Modified Proctor).

b. Minimum required subgrade strength shall be a California Bearing Ratio (CBR) of three

(3).

c. If weaker soil conditions are suspected:

(1) The Town may require a geotechnical investigation and alternative design.

2. Base Course

a. The base course must:

(1) Consist of well-graded crushed aggregate meeting UDOT, APWA, or Washington County untreated base course standards.

(2) Be sourced from an approved aggregate supplier with documented testing.

(3) Be compacted to a minimum thickness of eight (8) inches.

(4) Be placed in lifts not exceeding six (6) inches (loose) and compacted to ninety-five percent (95%) per ASTM D1557.

3. Soft Spot Repair

a. Prior to base course placement, the subgrade shall be inspected for soft or unsuitable areas by the contractor, homeowner, or Town representative.

b. Soft spots shall be:

(1) Excavated to competent material.

(2) Replaced with compacted granular material meeting base course standards.

(3) Stabilized with geogrid or suitable geofabric, if needed.

4. Alternatives and Engineered Designs

a. Applicants are not required to follow the Town's prescriptive standard if an alternative design is submitted.

b. Alternative designs must:

(1) Be prepared by a licensed professional engineer.

(2) Demonstrate equivalent or superior structural performance capable of supporting a 75,000-pound fire apparatus.

(3) Be reviewed and approved by the Town prior to construction.

5. Testing and Acceptance

- a. All driveway installations shall be subject to inspection and testing prior to final Town acceptance.
- b. Compaction tests and material quality verification may be required at the Town's discretion.

SECTION 9: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 10: 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 11: EFFECTIVE DATE This Ordinance shall be in full force and effect from July 16, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

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	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley