

# Legislative Summary

## Amendment to Title 11.08.070 – Driveways Apple Valley Town Code

### Purpose:

This amendment updates and expands driveway regulations to provide a clear and enforceable framework for residential access construction in the Town of Apple Valley. It aligns driveway design standards with fire code requirements and introduces a flexible approach that allows for either a prescriptive standard or an engineered alternative.

### Background:

The previous code required compliance with fire code and set basic width minimums but lacked detail on structural requirements, emergency vehicle access provisions, and construction standards. The Town has since adopted a *Residential Driveway Minimum Design and Construction Standards* document, which outlines comprehensive technical specifications for new driveways.

### Key Features of the Amendment:

- Incorporates the Town's adopted driveway specification as a **prescriptive option**, not a mandatory standard.
- Allows **site-specific engineered designs** as an alternative, provided they demonstrate the ability to support a 75,000-pound fire apparatus.
- Clarifies dimensional requirements, including minimum widths, vertical clearances, and turning radii for emergency access.
- Establishes construction specifications for subgrade preparation, base material, compaction, and soft spot repair.
- Requires maintenance to preserve emergency vehicle access and provides for inspection and testing by the Town prior to final acceptance.
- Limits driveway use to no more than five dwellings and requires Town Council approval for driveways serving more than three residences.

### Effect of the Amendment:

This amendment provides developers and property owners with two compliance paths—prescriptive or engineered—while maintaining safety and access requirements for emergency services. It supports improved infrastructure durability, design flexibility, and consistency with adopted standards.

### Recommendation:

Staff recommends approval of the revised Title 11.08.070 to formalize and modernize driveway regulations and to ensure compatibility with Apple Valley's long-term planning and public safety goals.