

NOTICE AND AGENDA
Apple Valley Utah
Planning Commission

Notice is given that a meeting of the Town of Apple Valley Planning Commission will be held on **Wednesday, July 8th 2020** commencing at 6:00 PM, or shortly thereafter at 1777 N Meadowlark Dr., Apple Valley, UT.

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and will be broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting <https://us02web.zoom.us/j/85337042535>

To call into meeting, dial (253) 215-8782 and use Meeting ID 853 3704 2535

The Agenda for the meeting is as follows:

**Call to Order/ Pledge of Allegiance/ Roll Call
Declaration of Conflicts of Interest**

DISCUSSION AND ACTION

1. Discussion and possible action on Planning Commission meeting frequency.
2. Discussion and possible action on changes to 10.10.110 Cabins or Tiny Home Parks Zone. Public Hearing 6/10/2020, tabled in same meeting.
3. Public Hearing for ZONE CHANGE of Parcel AV-1338-H-2 from OST/OSC Open Space to RE-1 Rural Estates 1 acre. GP Designation R-1 acre. Applicant Tommy Hart.
4. Discussion and possible action on ZONE CHANGE of Parcel AV-1338-H-2 from OST/OSC to RE-1
5. Public Hearing for ZONE CHANGE of a 3 acre portion of AV-2178-A-1-A from OST/OSC Open Space to RE-1 Rural Estates 1 acre. GP Designation R-PUD Residential Planned Unit Development. Applicant Scout Holm.
6. Discussion and possible action on ZONE CHANGE of a portion of AV-2178-A-1-A from OST/OSC to RE-1
7. Public Hearing for proposed zone creation 10.10.130 CRZ Camping Resort Zone
8. Discussion and possible action on proposed zone creation 10.10.130 CRZ Camping Resort Zone
9. Public Hearing for amendments to 10.10.020 A Agricultural Zone
10. Discussion and possible action on amendments to 10.10.020 A Agricultural Zone

ADJOURNMENT

CERTIFICATE OF POSTING: I, Ben Billingsley, as duly appointed Deputy Clerk for the Town of Apple Valley, hereby certify that this notice was posted on the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov on the **30th day of June, 2020**.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS and MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.

SECTION 1: AMENDMENT “10.10.110 Cabins Or Tiny Home Parks Zone”
of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.10.110 Cabins Or Tiny Home Parks Zone

- A. Purpose: The purpose of this zone is to provide for the development of Cabin or Tiny Home Parks (CTP). Cabin or Tiny Home Parks are not intended for the isolated lot, but shall be for use in areas where larger tracts of land are available for development, and can be developed to a high standard of quality with landscaping, recreation facilities, etc.

Cabins or Tiny Homes Parks, are designed and intended from the beginning to serve the transient or traveling public with small cabins or Tiny Homes, placed or built on a permanent foundation with the structure containing sleeping, bathing and kitchen facilities. The Minimum zone size shall be ten (10) Acres.

The primary location for a Cabin or Tiny Home Park is close to Highway 59 or other major roadway-or may be located more remotely if utilities and proper road access is available or will be available. It should not be located immediately next to a residential ~~neighborhood~~zone.

- B. Permitted Uses: Uses permitted in this zone are as follows:
1. Accessory buildings and uses
 2. Household pets
 3. Cabins or Tiny Homes as defined in AVLU 10.04 or subsection E below
 4. Park, playground, swimming pool and tennis courts or alike
 5. Other uses similar to the above and ~~judged~~ approved by the Planning Commission to be in harmony with the intent and character of this zone.
 6. Clubhouse, sales or registration office, or on-site managers dwelling.
- C. ~~Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:~~
Add to Permitted Uses
1. ~~Clubhouse, sales or registration office, or on-site managers dwelling.~~
 2. ~~Other uses approved by the planning commission as being in harmony with the intent of the zone and similar in nature to the above listed uses.~~
- D. Height Regulations: No cabins/tiny home shall be erected to a height greater than eighteen (18').

No accessory building shall be erected to a height greater than fifteen (15') feet.

No club house/office may be erected to a height greater than twenty five (25') feet.

- E. Cabins or Tiny Home Park Development Standards: Definitions:

A Cab-in is a small stick built or small manufactured home, built or placed on a permanent foundation and is less than 600 Sq Feet ~~under roof~~ of living space.

A Tiny Home is a stick built or small manufactured home, built or placed on a permanent foundation, and is less than 400 Sq. Feet ~~under roof~~ of living space.

Any Cabin or Tiny Home that has wheels or skids and not placed on a ~~permanant~~ permanent foundation shall be considered a Recreational Vehicle and may not be placed or used in this zone. But it shall be placed in a Recreational Vehicle Park zone.

1. Minimum Size: Each Cabin or Tiny Home Park shall have a minimum size of ten (10) acres, ~~unless smaller is allowed by a development agreement (see AVLU 10C-6-J).~~

2. Roads:

a. Width: Each Cabin or Tiny Home Park shall have roads of at least twenty four five feet (~~24~~25') in width and single one way driveway may be fourteen (14)+6 feet in width. :

Construction Specifications: All Units shall be served by paved roads constructed to Town standards ~~and bounded by curb and gutter~~ and approved by the Town.

3. Park Access: Access to all Cabin or Tiny Home Parks shall be from a dedicated and approved public street at an approved point or points. No units shall have direct access from a public street nor may traffic enter or exit through a residential neighborhood.

4. Off Street Parking: Hard surface (Concrete or paved) parking spaces shall be provided for the minimum parking of two (2) vehicles for each unit.

5. Recreation Space: Recreation space shall be provided for each Cabin or Tiny Home Park having ten (10) or more units and shall be maintained for such use. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each such park and an additional one hundred (100) square feet shall be provided for each unit above ten (10) units. This is in addition to the outdoor living space mentioned in AVLU 10C-6-G. This recreation space is not the open space behind or between units or streets. It is a separate facility common to all units in the development, such as a clubhouse.

6. Density: The maximum density for a Cabin or Tiny Home Park shall not exceed ten (10) units per gross acre.

7. ~~Unit size: Each unit shall be less than 400 sq ft under roof.~~

8. Distance of Units: No unit shall be closer than twenty feet (20'). No unit in a Cabin or Tiny Home Park shall be located closer than the distance required herein.

9. Minimum Yard Clearances for each unit:

a. Front or side yard on a public street, ~~twenty five~~ fifty feet (~~25~~50').

- b. Side yard bordering adjacent property, ~~ten fifty~~ feet (~~1050~~).
- c. Rear yard bordering adjacent property, ~~ten fifty~~ feet (~~1050~~).

F. Other Requirements:

1. Perimeter Fence: A Cabin or Tiny Home park shall ~~be fenced at the~~ provide a minimum fifty-foot (50') setback/landscaped buffer along any property boundary including a public street right-of-way. Decorative fencing is preferred, such as split rail or ranch style wood fencing, though six foot high privacy fencing or block wall may be more appropriate and required in some applications. The projects topography shall always be considered in perimeter fencing requirements. For example, a property with a cliff at it's rear or sides, may not require any fencing for that area. A project with a wash along it's rear or side property line may need a solid fence installed to provide greater safety to guests. A lower profile fence may also be used to provide better views as long as this does not pose a safety hazard to guest. All structures or fencing proposed within washes or the 100-year flood plain are discouraged and must be designed to meet current and applicable Town and State standards.

~~perimeter with a six foot (6') high block wall fence.~~

2. Building Code; Permit: Installation of infrastructure and any Cabin or Tiny Home Park structures shall be done in conformance with the requirements of the current edition of the building code and with approval of the building department, and the issuance of a building permit.
3. Utilities Required: Each unit shall be connected to water, sewer and electricity. All utility connections shall be located underground. Water and sewer plans shall be approved by the Big Plains Water and Sewer Special Service District and the Town's Public Works Department.
4. Street Construction: All streets in a Cabin and Tiny Home Park shall be paved according to the construction standards of the Town ~~and shall be bounded by curb and gutter.~~
5. All lighting shall comply with AVLU 10.26 Outdoor Lighting Ordinance.
6. Landscape Plan: A detailed landscape plan shall be submitted for each Cabin or Tiny Home Park, and shall be approved by the Planning Commission.
7. Outdoor Living Space: Each Cabin or Tiny Home Park unit shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to each unit. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
8. No tents of any kind may be used in this zone.
9. All Cabin or Tiny Home Parks shall require a full time (24/7) on-site manager, who shall be responsible for ensuring compliance with the rules and regulations of the Town and safety of the property.
10. ~~A~~

G. Subdivision Requirements: If the Cabin or Tiny Home Park is not intended to be in a single ownership, rather is intended to be sold as individual lots, the subdivision shall then be subject to all applicable requirements of the Town's subdivision ordinance.



Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
 T: 435.877.1190 | F: 435.877.1192
 www.applevalleyut.gov

Fee: \$500.00 + Acreage Fee	
1 – 100 Acres:	\$50.00/Acre
101 – 500 Acres:	\$25.00/Acre
501 + Acres:	\$10/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting			
Name: Tommy Hart		Phone: 702-326-9879	
Address: 1377 N Apple Valley Dr		Email:	
City: Apple Valley	State: UT	Zip: 84737	
Agent: (If Applicable)		Phone:	
Address/Location of Property: Same		Parcel ID: AV-1338-H-2	
Existing Zone: OS/OST		Proposed Zone: RE-1	
Reason for the request Home construction			

Submittal Requirements: The zone change application shall provide the following:

- A. The name and address of every person or company the applicant represents
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. Stamped envelopes with the names and address's of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only	
Date Received: 6/4/20	By: <i>Ben Bell</i>
Date Application Deemed Complete: 6/4/20	By: <i>Ben Bell</i>

Map navigation controls including zoom in (+), zoom out (-), home, and refresh icons. A search bar contains the text "Find address or place" with a search icon.

*****Property lines in red are approximate as a result of recent split/realignment*****



Rural Estates
RE-1

Open Space
OST/OSC

Open Space
OST/OSC

Current Designation: Open Space OST/OSC
Proposed Designation: Rural Estates RE-1

Open Space
OST/OSC

Planned Development

Account 1060712

Location

Account Number 1060712
Parcel Number AV-1338-H-2
Tax District 45 - Apple Valley Town
Acres 2.15
Situs 0, 0

Owner

Name HART TOMMY A & DARLENE E
1297 N APPLE VALLEY DR
HURRICANE, UT 84737

Value

Legal S: 30 T: 42S R: 11W BEGINNING AT THE NORTHWEST CORNER OF LOT 18 OF APPLE VALLEY RANCH SUBDIVISION PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, POINT ALSO BEING S 0°01'17" E 1184.65 FEET ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND N 89°58'43" E 1572.62 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 30, AND RUNNING THENCE S 29°02'27" E 175.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 18, TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20160002866, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 88°49'29" E 210.80 FEET; THENCE N 13°31'18" E 103.32 FEET, TO A POINT ON A 220.92 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS N 53°09'27" E, POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF APPLE VALLEY DRIVE; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY 80.00 FEET THROUGH A CENTRAL ANGLE OF 20°44'53"; THENCE S 28°56'29" W 93.17 FEET; THENCE S 49°32'56" W 92.82 FEET; THENCE N 88°49'29" W 556.11 FEET; THENCE N 17°15'00" E 209.00 FEET; THENCE S 72°45'00" E 105.06 FEET, TO THE SOUTHERN MOST POINT OF LOT 17 OF SAID SUBDIVISION; THENCE N 60°57'33" E 150.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17, TO THE POINT OF BEGINNING.

Parent Accounts 0337496
0363559

Parent Parcels AV-1338-H-1-A
AV-AVR-1-18-A-1

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

[20140033327](#)

[20200006734](#)

[20200014712](#)

Recording Date

[10/30/2014 04:38:49 PM](#)

[02/07/2020 04:04:10 PM](#)

[03/24/2020 03:34:40 PM](#)

"Tax"

Images

- [GIS](#)

AFFIDAVIT
PROPERTY OWNER

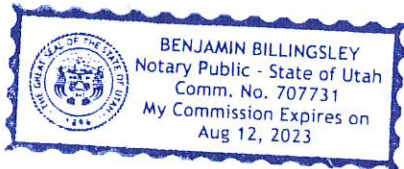
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Tommy Hart, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Tommy Hart
Property Owner

Property Owner

Subscribed and sworn to me this 4th June day of 4 June, 2020.



Ben Billingsley
Notary Public

Residing in: Washington

My Commission Expires: 8/12/23

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

Residing in: _____

My Commission Expires: _____

Rept 29815




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Fee: \$500.00 + Acreage Fee
1 - 100 Acres: \$50.00/Acre
101 - 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting

Name: <i>Scout Holm / Amy Langford</i>		Phone: <i>435-690-0519</i>	
Address: <i>120 N main #235</i>		Email: <i>Scoutholm7@gmail.com</i>	
City: <i>Tropic</i>	State: <i>VT</i>	Zip: <i>84776</i>	
Agent: (If Applicable) <i>Scout Holm</i>		Phone:	
Address/Location of Property: <i>AV-2178-A-1-A</i>		Parcel ID: 	
Existing Zone:		Proposed Zone: <i>R</i>	
Reason for the request <i>House</i>			

Submittal Requirements: The zone change application shall provide the following:

- A. The name and address of every person or company the applicant represents
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. Stamped envelopes with the names and address's of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

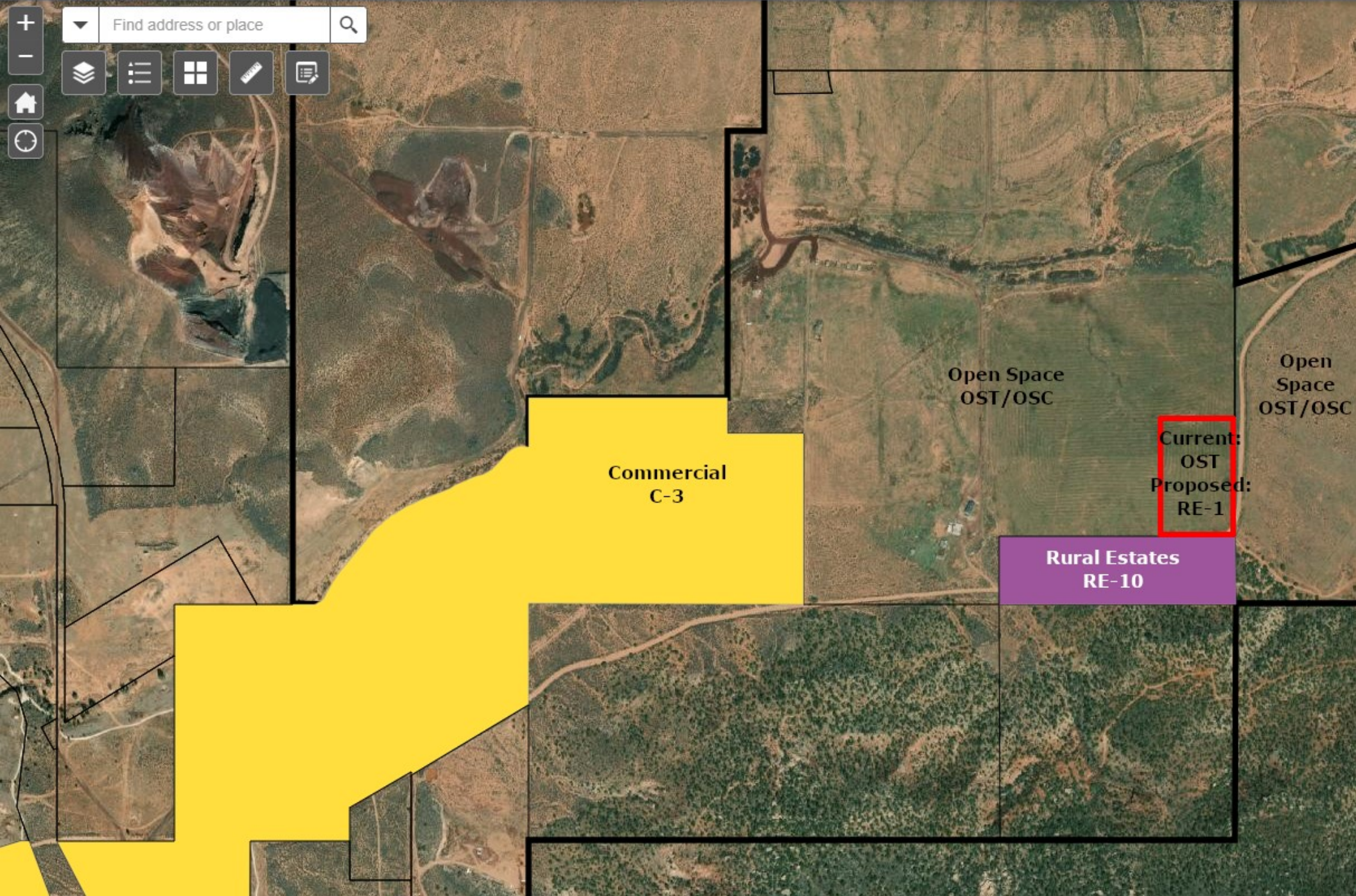
Official Use Only	
Date Received: <i>6/25/20</i>	By: <i>Ben Belf</i>
Date Application Deemed Complete:	By:

+

-

Find address or place

Map navigation icons: Home, Refresh, Layers, List, Grid, Measure, Print



Commercial
C-3

Open Space
OST/OSC

Open
Space
OST/OSC

Current:
OST
Proposed:
RE-1

Rural Estates
RE-10

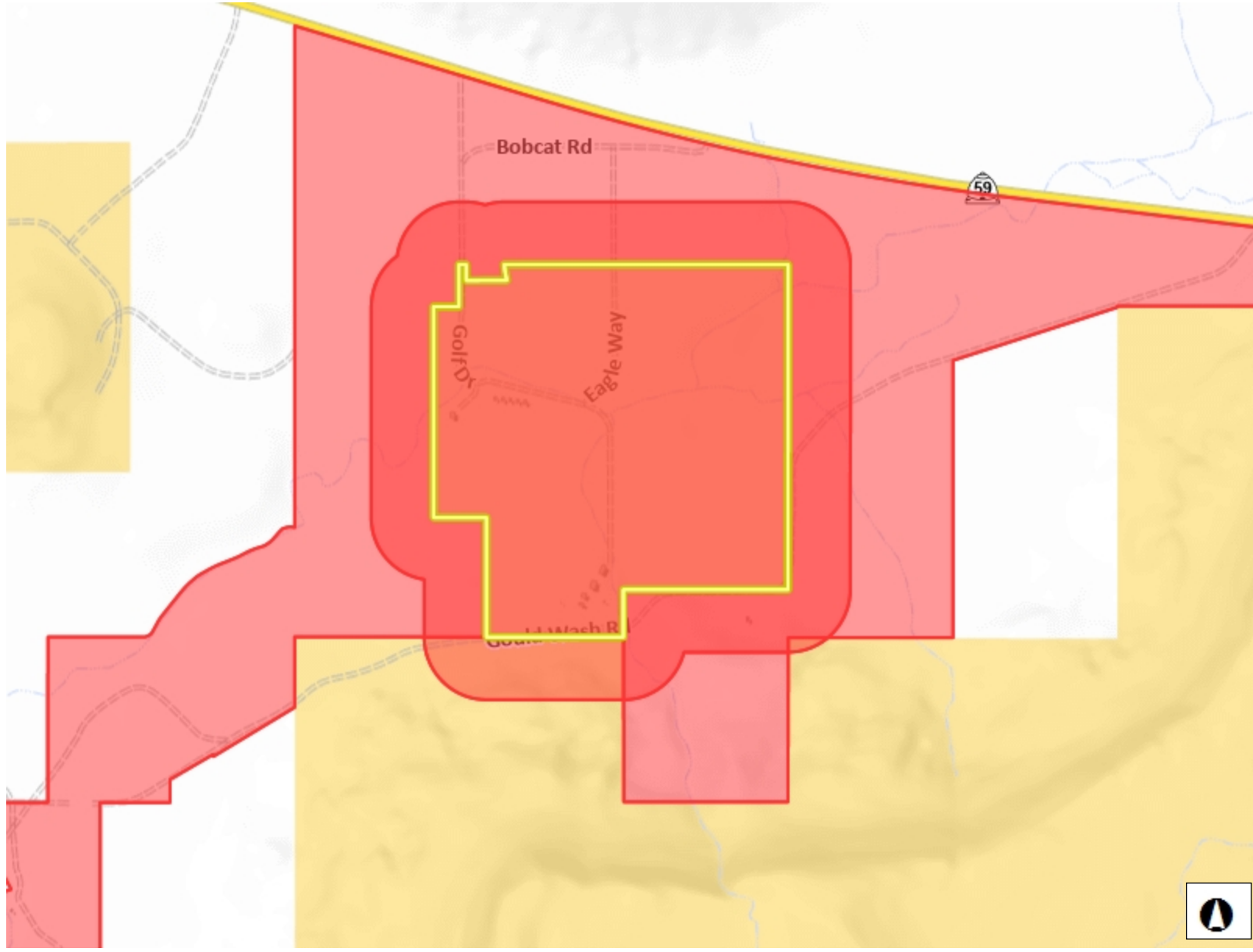
LANGFORD LOT DEED DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, T42S, R12W, SLB&M; THENCE S00°06'13"E 516.63 FEET TO THE POINT OF BEGINNING; THENCE S00°06'13"E 422.54 FEET; THENCE S89°53'47"W 309.00 FEET; N00°06'13"W 422.54 FEET; N89°53'47"E 309.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES.



Holm 500' Radius



Legend

Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wilde
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim



3,009.3 0 1,504.66 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

Notes

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) _____, being duly sworn, deposed and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20__.

Notary Public

Residing in: _____

My Commission Expires: _____

AGENT AUTHORIZATION

I (We), Amy Langford, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Scout Holm to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 24th day of June, 2020.

[Signature]
Notary Public

Residing in: St. George, UT

My Commission Expires: Nov. 08, 2020



APPLE VALLEY TOWN

ORDINANCE

AN ORDINANCE OF THE APPLE VALLEY TOWN COUNCIL, WASHINGTON COUNTY, UTAH, ADOPTING CHAPTER 10.10.130 OF THE APPLE VALLEY LAND USE ORDINANCES CREATING A CAMPING RESORT ZONING DISTRICT (“CRZ”) WITHIN THE TOWN AND FURTHER DESIGNATING AND REGULATING USES THEREIN.

RECITALS

WHEREAS, Apple Valley Town (“Town”) is a municipal corporation duly organized and existing under the laws of the State of Utah, particularly Title 10 of the Utah Code.

WHEREAS, Apple Valley Town Council (“Town Council”) is both the Town’s governing body and Land Use Authority pursuant to Utah Code § 10-9a-101 *et seq.*

WHEREAS, the Town presently does not have a zone wherein RV Camping, Cabin camping and Tent Camping is allowed as either a permitted or conditional use.

WHEREAS, because the Town is located within the corridor leading up to main entrance of Gooseberry mountain bike area and Zion’s National Park which receives thousands of visitors each year, the Town Council has determined that there is a need and a benefit to allowing this type of lodging within the Town on a highly regulated basis.

WHEREAS, the Town Council has further determined that the creation of a specialized zoning district which specifically allows such uses, yet regulates their location, scope and effect on residences and businesses is the best way to authorize such uses on a limited and regulated basis.

ORDINANCE

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Apple Valley, Washington County, State of Utah, as follows:

1. Addition of Chapter 10.10.130, Camping Resort Zone (CRZ):

CHAPTER 10.10.130 CAMPING RESORT ZONE (CRZ)

A. PURPOSE.

The purpose of the Camping Resort Zone is to:

1. allow for and regulate the development of tourist-based outdoor camping and recreation uses in appropriate locations while

preserving and enhancing the unique visual quality and rural character of the town of Apple Valley and

2. locate camping and recreation uses where such uses will not negatively impact
3. allow for the development of buildings while requiring designs that are compatible with the surrounding landscape; and
4. protect scenic views and minimize visual impacts in the entrance corridor to the town, which provides the first impression of the town and Zion Canyon for many visitors; and
5. encourage the preservation of significant natural and historically agricultural landscape and open space, and minimize site disturbance; and
6. protect the values, beauty and heritage of the area in physical appearance, quality of design and interrelationship of land use and development and thus serve as a valuable asset and benefit for the entire community; and
7. enhance general property values within the Town of Apple Valley; and
8. promote the economic well-being of the Town through the generation of room and resort taxes; and
9. mitigate, to the greatest extent possible, a campground's adverse visual, light, and noise impacts to protect the characteristics and values of adjoining properties, especially established residential neighborhoods.

B. GENERAL.

The Town of Apple Valley is located in a corridor near Gooseberry Mountain bike trails and Zion Park which receives millions of visitors each year, and it is in the best interest of the Town of Apple Valley to have a zoning classification to carefully locate and accommodate camping and recreation uses.

1. DEVELOPMENT CHARACTERISTICS.

The Camping Resort Zone shall be characterized by clean, low-lit roads and recreational amenities, village scale development and buildings that reflect the rural character of Apple Valley. This zone is intended to provide for

rustic lodging with support facilities and services, small--scale commercial activities, outdoor recreation, and access to community trail systems. Development and its associated activities will be sustainable in nature, utilizing best practice methods of waste disposal, and longevity in quality and built form. Development controls and design guidelines, in conjunction with provisions of the General Plan and other ordinances will ensure that the zone provides for the social, economic and cultural well--being of the wider community, while assisting in ecological enhancement and the seamless integration of the built and natural environment.

C. LOCATION AND SIZE.

The location of the Camping Resort Zone shall be strictly limited by area and size within the Town of Apple Valley to balance this use with other desirable land uses and to minimize conflicts. The designation shall only be granted to parcels, or portions of parcels, which meet the following characteristics:

1. The location is sufficiently separated from established residential zones to minimize adverse visual, light, and noise impacts. The Land Use Authority shall fully consider and give additional weight to comments from adjoining landowners when considering a proposal to a rezone land to the CRZ zone; and
2. Vegetation and topography serve to buffer a project from impacting important scenic view sheds; and
3. The location shall give a project access directly to SR59 or to an existing or created major arterial street intended for commercial traffic such as Main Street.
4. Totals no less than 15 acres.
5. **Must be an individual parcel. If multiple parcels are being used, they must be combined into one parcel.** ~~shall be under one (1) ownership;~~
6. The location is in harmony with the General Plan.

D. PERMITTED USES.

1. RV Resort
2. Cabin Rentals

3. Club House
4. Glamping Facilities as in teepees, permanent tents or yurts
5. Parks and Playgrounds (Incident use to CRZ purposes)
6. Retail Sales (Incident use to CRZ purposes)
7. Recreation Facilities (Incident use to CRZ purposes)
8. Guest Service Tours and Rentals
9. Restaurants
10. Tent Camping
11. Limited Commercial Habitation (per Chapter 8, Sections 8.11 and 8.12)

E. CAMPGROUNDS AS LODGING FACILITIES

All Campgrounds are considered lodging facilities for tourists and are subject to the Transient Room Tax as well as all of the constraints found in 8.13.3 et. Seq.

F. APPLICATION PROCESS

1. An application shall be made to the Apple Valley Town Planning and Zoning Commission.
2. Campgrounds shall be designed by a licensed architect, landscape architect, engineer, or professional land use planner. All structures shall be permanent structures meeting International Building Code and Apple Valley Town code requirements. All drawings for buildings, structures, grading, utility, drainage, irrigation, etc. plans shall include engineering stamp and signed.
3. The Development Plan submitted shall be drawn to scale not smaller than one inch (1") equal to fifty feet (50'). At least three (3) hard copies and one digital copy of the plans shall be submitted. The plans shall show:
 - A. The existing and proposed topography of the site, when required by the Planning and Zoning Commission,

represented by contours shown at not greater than two-foot (2') intervals.

B. The proposed vehicle circulation layout and recreational vehicle, travel trailer, campground, and/or cabin park space pad layout, including points of ingress and egress as required and approved by UDOT (when connecting to a UDOT road).

C. Proposed locations for all uses included but not limited to: playgrounds, restaurants, cabins, clubhouse, check-in-building, retail sales, service station, and common recreational areas.

D. Tabulations showing the percent of area to be devoted to parks, playgrounds and communal recreational areas, the number of recreational vehicles, travel trailers, campsites, and/or cabin park spaces, and the total area to be developed.

E. Proposed location, number, and design of parking spaces for each proposed use (see 31.9.2 Circulation and Parking).

F. Generalized landscaping and utility plan, including location of water, sewer, electricity, gas lines, and fire hydrants as per The International Fire Code.

G. The Big Pains Water and Sewer Special Service District (BPWSSSD) approval of the engineering study pursuant to Section 13 of Apple Valley Town's Water Service Agreement with the WCWCD.

H. Proof that the land to be developed is under one (1) legal ownership.

I. Any other reasonable data (according to Apple Valley Town's attorney) that becomes necessary during the process of application review by the Zoning Administrator and the Planning Commission.

4. The applicant for a Campground shall pay to the Town of Apple Valley at the time of application an inspection and review fee, as required by the Town Fee Schedule. All other fees are due prior to beginning construction.

5. Applications shall be in writing, reviewed by Apple Valley Town's attorney, if so required, (any associated attorney fees shall be paid by the applicant), and then submitted to the Zoning Administrator. The Planning Commission and Apple Valley Town Council shall review the application at its regularly scheduled meetings. Once a complete application has been received by the Zoning Administrator and recommendation is made by the Planning Commission, the Town Council will review the completed application for approval, approval with conditions or denial within ~~three (3) months~~ (45) forty-five days unless holidays or unexpected circumstances intervene.
6. Applications will not be considered complete and ready for approval review until all application information is submitted.
7. For multiple phase projects, the applicant must have at least the first phase of the project completed and ready for occupancy before beginning subsequent phases. The phasing must also be defined in project submittal's at the time of the projects approval.

G. GENERAL PROVISIONS FOR CAMPGROUNDS

1. The owner(s) of any Campground in Apple Valley Town that is built and/or regulated by these provisions shall provide a copy of the standards set forth in this Section (31.8) to all occupants who are tenants.
2. Campground spaces shall not be occupied or otherwise used by any individual(s) for more than 180 days in a one (1) year period beginning at the initial date of occupancy. Nor shall cumulative occupancy by such person(s) of different spaces within the same Campground exceed a total of 180 days in one (1) year period.
3. ~~The occupants of an RV site may have only one (1) other vehicle in addition to the self-propelled recreational vehicle or travel trailer and necessary tow vehicle.~~
4. A campground manager **or staff** must be on **the premises** ~~duty within the park~~ at all times. All Campground managers shall maintain a patron log consisting of names, dates of occupancy and number of spaces. **Patron logs shall be made available to code enforcement officers at their request. (Legal might have to review this item.)**
5. Animals traveling with campers shall not be allowed to run loose. Pets shall be kept inside an RV, travel trailer, tent or cabin, tethered or otherwise confined within their site, or on a leash at all times.

6. "Quiet time" shall be observed nightly between the hours of 10:00 P.M. and 7:00 AM.

H. CAMPGROUND STANDARDS

1. GENERAL SITE DESIGN STANDARDS.

A. Campgrounds shall not consist of more than an average of ten (10) units (RV sites, tent sites or cabins) per acre. The total number of spaces shall not exceed the number permitted by a development yield analysis subject to 8.13.3D. Units may be clustered.

B. Utah Administrative Code R392--301 'Recreational Vehicle Park Sanitation' applies to all Campgrounds.

C. Campgrounds shall provide a communal solid--waste receptacle area(s). Container(s) shall be fitted with a tight-fitting lid(s). Container(s) shall be located in an area screened from public view by an enclosure with a solid wall structure with a closable gate. The enclosure shall be designed to prevent littering. Enclosures of chain-link fencing are prohibited.

D. Campgrounds shall be responsible for the regular and proper collection and disposal of all refuse, garbage, and litter accumulated within the Campground. Collection shall be no less than once a week.

E. To meet the purposes of this Chapter, in particular the purposes of Section 31.1.9, all exterior boundaries shall be sufficiently screened from surrounding uses by privacy walls, fences, or landscaped buffers, or a combination thereof. Because each location presents unique opportunities and challenges, required screening details shall be determined on a project by project basis and incorporated into the project approval. Integration with the community and adjoining landscape is preferred over the construction of a fully enclosed compound. Privacy walls and fences shall not exceed six feet (6') tall. The use of shorter walls, landscaping, decorative barriers, or three-rail type fence are encouraged in appropriate locations to maintain the town's rural character and scenic views.

F. Setbacks. A minimum fifty-foot (50') setback/landscaped buffer along any property boundary that is

adjacent to a public street right-of-way shall be required. To meet the purposes of this Chapter, in particular the purposes of Section 31.1.9, an adequate setback/landscaped buffer along property boundaries which border on residential zones shall be required. Because each location presents unique opportunities and challenges, required setbacks shall be determined on a project by project basis and incorporated into the Conditional Use Permit. Typically, setbacks from residential zones would not be less than fifty-feet (50'), ~~the minimum setback in any other circumstance is thirty feet (30')~~. The Public trails may be located within required setbacks/buffers. All structures proposed within the 100-year flood plain must be designed to meet current and applicable Town and State standards.

2. CIRCULATION AND PARKING.

A. Campgrounds shall provide streets in such a pattern as to provide convenient and safe traffic circulation and emergency access within the Campground. Streets shall be built to the following standards:

A.i. Two-way streets shall be a minimum of twenty four feet (24') wide. One-way streets shall be a minimum of eighteen feet (18') wide.

A.ii. All roads shall be paved. Roads shall be constructed to Town standards and shall be provided with concrete curb and gutter. Curb and gutter may be a roll curb or two foot (2') modified type to provide convenient access to trailer sites.

A.iii. Traditional street lighting is prohibited to protect night sky requirements and minimize impacts to neighboring uses. Low lighting less than ~~1,500~~ 800 lumens, fully shielded and not more than three feet (3') in height is recommended and should be kept to a minimum. (See AVLU 10.18.080 for definitions and guidelines).

A.iv. All Campgrounds shall have direct access to SR 59 or an arterial street such as Main Street for all ingress, egress, and emergency services. Campgrounds shall not be accessed from residential streets. If no secondary access is possible (as may be

required by Fire Code), a blocked emergency exit may be permitted to connect to a residential street only if such access is permanently restricted in a legally binding agreement recorded against the property.

A.v. Campgrounds shall have separate ingress and egress as required by The International Fire Code, Chapter 503 and the National Fire Protection Association 1194.

B. On street parking is prohibited.

C. A parking space with unencumbered dimensions of not less than ten feet (10') in width and twenty feet (20') in length for automobiles shall be provided for each site. Individual RV sites shall incorporate required parking into the site; tent sites and cabin sites may either provide required parking within a site, or provide required parking in a separate detached lot to provide a more rustic experience for guests.

D. Each site shall provide sufficient parking and maneuvering space so that the parking, loading, or maneuvering of trailers incidental to parking shall not necessitate the use of any public street, sidewalk, right-of-way, or any private grounds not part of the Campground area.

E. Campground shall provide guest parking at a minimum ratio of one (1) parking space per five (5) sites and one (1) parking space per employee on duty (Ch. 8.13.3B Parking) in addition to the individual on-site spaces required above. Additional parking spaces shall not be provided on interior roads. During a **CUP** review if the Town determines additional parking is required because of project specific amenity use, it may do so.

3. UTILITIES.

A. Campgrounds shall be connected to Town of Apple Valley municipal facilities and a local power company. All utility distribution facilities, including television antenna service lines, shall be installed underground. The owner shall make arrangements with each of the utility providers for installation of said facilities. Transformers, terminal boxes, meter cabinets,

pedestals, concealed ducts, and other necessary appurtenances to underground facilities may be placed above ground.

B. Campgrounds shall provide adequate water supply hookups to each unit/site, with the exception of tent and cabin sites. Water will be made available for all tent and cabin sites within a reasonable walking distance. All water supply lines shall be installed with an approved backflow prevention device per code.

C. Campgrounds shall provide waste-water system hook-ups to all individual units/sites, with the exception of tent and cabin sites.

D. All RV units/sites shall provide waste-water disposal provisions including a sanitary dumping station for Campground users. If it is not possible to connect to a public waste-water system, the Campground is required to provide a treatment system subject to the Department of Environmental Quality (DEQ) / Southern Utah Public Health Department rules, regulations and approvals and Big Plains Special Service District.

E. In compliance with subsection 13 – Groundwater Protection of Apple Valley Town’s Water Service Agreement with the Big Pains Water and Sewer Special Service District (BPWSSSD), Apple Valley’s Land Use Authority (LUA) shall not approve Campgrounds which will contribute to septic sanitation greater than the equivalent of one dwelling per acre overall.

F. Campgrounds shall ensure waste--water treatment systems are functioning at acceptable levels and shall follow the rules, regulations, and requirements for maintenance of the wastewater treatment system according to the Department of Environmental Quality (DEQ) including submitting any required sampling of effluent to the DEQ or to the Southwest Public Health Department for analysis.

G. Campgrounds shall provide electrical outlets of appropriate voltage to all individual units/sites. Install electrical service underground in compliance with applicable codes utilizing approved connectors.

4. LANDSCAPING AND RECREATION AMENITIES.

A. The following minimum landscape requirements shall apply to Campgrounds:

A.i. All open areas except driveways, parking areas, walking ways, utility areas, or patios shall be maintained with landscaping in accordance with a detailed landscaping plan to be approved in conjunction with issuance of a Use Permit.

A.ii. A minimum of one (1) tree shall be planted and maintained for each unit/site.

A.iii. Properties fronting on public roads shall have a minimum 50 foot (50') landscaped and irrigated buffer between the road right-of-way and development. A continuous public trail (consistent with the design approved by the Planning commission shall be provided within this buffer. A minimum ten foot (10') landscaped park strip is required between the road right-of-way and the trail for safety of trail users. A minimum of three trees are required every 30 linear feet along the frontage within the 50' buffer area. Trees may be clustered.

A.iv. Use of invasive plant and tree species is prohibited.

A.v. Required trees shall be a minimum two-inch (2") caliber.

A.vi. All landscaped areas shall be maintained free of weeds and debris.

A.vii. An applicant may propose a landscaping plan utilizing water-efficient elements and plant species. The Planning and Zoning Commission may approve such a plan if the proposed landscaping and topography effectively buffer the Campground visually, aesthetically, and audibly from adjoining properties and public roads.

B. To meet the purposes of this Chapter, in particular the purposes of Section 31.1.6, the following recreation amenity requirements shall apply to Campgrounds: Campgrounds shall

provide adequate and convenient common recreational/open space(s) to give guests safe areas for children and adults to recreate, relax, and play. Campground streets are not considered a safe place for recreation. Because each location presents unique opportunities and challenges, required ratios of amenity areas to lodging (RV, Cabin, and Tent) sites shall be determined on a project by project basis and incorporated into the Use Permit. Typically, campgrounds shall provide a minimum of four-hundred (400) square feet per recreational vehicle site and cabin site as common recreational/open space. (Tent sites are not included in this calculation, to encourage a project to increase the number of tent sites provided.) This can be achieved through a combination of multiple recreational spaces. Public or private streets, storage areas, service buildings, other paved areas, and exterior boundary landscaping shall not be included in calculating the communal recreational space requirement. Recreational structures may be included in the calculation.

5. INDIVIDUAL SITE DESIGN STANDARDS.

A. Each unit/site shall be plainly marked and numbered for identification and shall meet all requirements of this Chapter.

B. Each site shall have an area of not less than one thousand (1,000) square feet

C. RVs or trailers shall be separated from each other and from other structures by at least twenty-feet (20'). Any accessory such as attached awnings or steps, for the purposes of this separation requirement, shall be considered part of the RV or trailer. The ability to accommodate a variety of RV's is strongly encouraged.

D. RV site pads and accessory amenities (e.g. picnic tables, shade structures, barbecue pits, etc.) shall not cover more than sixty-six percent (66%) of a site. The remainder of the site shall be landscaped.

E. No more than one (1) RV or trailer shall be placed on an individual site.

F. Walls and fences on individual sites shall not exceed two-feet (2') in height.

G. Storage. There shall be no open storage of personal belongings within a site, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon any site.

H. Fuel Tanks. All fuel tanks maintained within an RV site shall be securely mounted upon or attached to the RV or trailer which they serve. No accessory, freestanding fuel tanks shall be permitted in individual sites, except that one (1) such tank no larger than fifty (50) gallons may be approved by the Zoning Administrator during the period from November 1 to February 31 in locations specifically approved.

I. Removal of Wheels. Removal of axles, wheels, or tires from a travel trailer or recreational vehicle located within the Campground, except for emergency and/or temporary removal for repairs is prohibited.

J. Mail Boxes. Separate mail boxes, street address designations, or other similar accessories which could give the appearance of permanence to occupants of a travel trailer site are prohibited.

6. ACCESSORY FACILITIES.

A. Office. Campgrounds shall include a permanent building for office use. The building may include at least one---family dwelling for the use of the owner or an employee, and that individual's immediate family.

B. Laundry Room. Campgrounds shall have one (1) or more laundry rooms. Laundry drying lines are prohibited. Campgrounds shall include a minimum of one (1) washer and one (1) dryer. Additional units of one (1) washer and one (1) dryer per 16 units are required.

C. Restroom and Shower Facilities. Communal restrooms, including toilets, showers, and lavatories, shall be provided to conveniently and adequately serve all units/sites. Minimum facility to equal: one (1) shower per Ten (10) sites, one (1) lavatory per six (6) sites and one (1) toilet per eight (8) sites.

7. NON-TRADITIONAL CAMPGROUNDS.

Non-traditional campgrounds that utilize creative designs for cabins and sleeping quarters, and incorporate other desirable facilities for meetings, weddings, or the like are gaining in popularity. Commonly referred to as “Glamping,” these facilities provide “glamorous camping” experiences as an alternative to more traditional lodging. In order to accommodate projects of this nature that are consistent with the purposes of this Chapter, the Apple Valley Town Council may enter into a development agreement, following Planning commission review, findings, and recommendation of a Use Permit Application, which governs unforeseen design considerations that are not addressed or otherwise permitted herein.

8. PROHIBITED USES.

All uses not listed as permitted shall be deemed prohibited. Recreational facilities developed in conjunction with a campground shall be of the size and scale that are clearly amenities for the guests of the business, are secondary, and are not designed to attract customers who are lodged elsewhere. Proposed amenities will be reviewed during the CUP application process; recreational or entertainment facilities that are not allowed elsewhere within the Town of Apple Valley, including zip lines, full-scale golf courses, water slides, and similar facilities are prohibited in the Camping Resort Zone.

9. FLOODPLAIN PROTECTION.

Campgrounds proposed to be located wholly or in part within a 100-year floodplain shall comply with all provisions of AVLU Chapter 10.38 to protect Town residents and visitors from hazards that might be detrimental to their health, safety, and general welfare, and to protect properties located both up and downstream from increased risk of flooding.

10. Repealer: This Ordinance supersedes or repeals the provisions of any ordinance, resolution that are inconsistent with the provisions of this Ordinance.

11. Savings Clause: If any provision or clause in this Ordinance or the application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses, or applications hereof which can be implemented without the invalid

provision, clause, or application hereof, and to this end the provisions and clauses of this Ordinance are declared to be severable.

12. Effective Date: This Ordinance shall become effective immediately upon adoption by the Apple Valley Town Council.

ADOPTED AND ORDAINED BY THE APPLE VALLEY TOWN COUNCIL this ____ day of ____, 20__ based upon the following vote:

Council Member:

Denny Bass	AYE___	NAY___
Paul Edwardsen	AYE___	NAY___
Debbie Kopp	AYE___	NAY___
Mike McLaughlin	AYE___	NAY___
Marty Lisonbee	AYE___	NAY___

ATTEST:

Marty Lisonbee, Mayor

Town Clerk/Recorder

SECTION 1: AMENDMENT “10.10.020 A Agricultural Zone” of the Apple Valley Land Use is hereby *amended* as follows:

BEFORE AMENDMENT

10.10.020 A Agricultural Zone

- A. Purpose: The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.
- B. Permitted Uses: Uses permitted in this zone are as follows:
 - 1. Crop production, horticulture and gardening
 - 2. Farm buildings and uses
 - 3. Household pets
 - 4. Farming livestock
 - 5. Stands for sale of produce grown and sold on premises
 - 6. Veterinarian
 - 7. Weaner Pigs
 - 8. Residential Dwelling
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:

SPACE LEFT BLANK INTENTIONALLY

Any use not specifically allowed under permitted or conditional uses shall be prohibited.

- D. Development Standards in Agricultural Zones:

	Zones			
Development Standard	A-40	A-20	A-10	A-5
Lot standards				
Minimum lot area	40 acres	20 acres	10 acres	5 acres
Minimum lot width	400 feet	400 feet	300 feet	300 feet
Building standards				
Maximum height, main building ¹	35 feet	35 feet	35 feet	35 feet
Maximum height, accessory building	35 feet	35 feet	35 feet	35 feet
Setback standards - front yard				
Any building ²	30 feet	30 feet	30 feet	30 feet
Setback standards - rear yard				
Main building	30 feet	30 feet	30 feet	30 feet
Accessory building	No requirement	No requirement	No requirement	No requirement
Setback standards - interior side yard				
Main building	15 feet	15 feet	15 feet	15 feet
Accessory building of 100 square feet or less	No requirement	No requirement	No requirement	No requirement
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet
Setback standards - street side yard				
Main building	20 feet	20 feet	20 feet	20 feet
Main building on corner lot with yard that abuts the side yard of another lot	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted
ADD Animals permitted				

Notes:

E. Modifying Regulations:

1. Fur farms, solos, fish farms or the keeping of exotic animals may not be approved in the A-5 district.
2. Location of Corral or Stable: No corral or stable shall be located closer than one hundred feet (100') from any dwelling unit in an adjacent zone.
3. Housing Of Weaner Pigs: The housing of weaner pigs may be approved by conditional use permit, subject to the following requirements:
 - a. "Weaner pigs" shall be defined as pigs that will be one year of age or less and do not weigh more than three hundred fifty (350) pounds at the end of the five (5) month period in which the weaner pig is kept.
 - b. All weaner pigs shall be kept only during the months of December through April, or for a different five (5) month period of time if approved by the planning commission.
 - c. Setbacks for pens for weaner pigs shall be the same as required for other animals.
 - d. No weaner pig shall be allowed to run loose (not in a restricted environment, such as a pen) unless attended by the owner or keeper of the pig.
 - e. All pens shall be cleaned regularly, a minimum of three (3) times weekly.
 - f. No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen.
4. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.

AFTER AMENDMENT

10.10.020 A Agricultural Zone

- A. Purpose: The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.
- B. Permitted Uses: Uses permitted in this zone are as follows:
 1. Crop production, horticulture and gardening
 2. Farm buildings and uses
 3. Household pets
 4. Farming livestock
 5. Stands for sale of produce grown and sold on premises
 6. Veterinarian
 7. Weaner Pigs
 8. Residential Dwelling
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:

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Any use not specifically allowed under permitted or conditional uses shall be prohibited.

D. Development Standards in Agricultural Zones:

	Zones			
Development Standard	A-40	A-20	A-10	A-5
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Minimum lot area	40 acres	20 acres	10 acres	5 acres
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Setback standards - front yard				
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Setback standards - rear yard				
Main building	30 feet	30 feet	30 feet	30 feet
Accessory building	No requirement	No requirement	No requirement	No requirement
Setback standards - interior side yard				
Main building	15 feet	15 feet	15 feet	15 feet
Accessory building of 100 square feet or less	No requirement	No requirement	No requirement	No requirement
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet
Setback standards - street side yard				
Main building	20 feet	20 feet	20 feet	20 feet
Main building on corner lot with yard that abuts the side yard of another lot	20 feet	20 feet	20 feet	20 feet
Accessory building	Not permitted	Not permitted	Not permitted	Not permitted
ADD Animals permitted				

Notes:

E. Modifying Regulations:

1. Fur farms, solos, fish farms or the keeping of exotic animals may not be approved in the A-5 district.
2. Location of Corral or Stable: No corral or stable shall be located closer than one hundred feet (100') from any dwelling unit in an adjacent zone.
3. ~~Housing Of Weaner Pigs-~~ The housing of weaner pigs ~~may be approved by conditional use permit,~~ is subject to the following requirements:
 - a. "Weaner pigs" shall be defined as pigs that will be one year of age or less and do not weigh more than three hundred fifty (350) pounds at the end of the five (5) month period in which the weaner pig is kept.
 - b. Agricultural parcels adjacent to residential zoned parcels are not eligible for the raising of weaner pigs.
 - c. All weaner pigs shall be kept only during the months of December through April, or for a different five (5) month period of time ~~if approved by the planning commission.~~
 - d. Setbacks for pens for weaner pigs shall be the same as required for other animals.
 - e. No weaner pig shall be allowed to run loose (not in a restricted environment, such as a pen) unless attended by the owner or keeper of the pig.
 - f. All pens shall be cleaned regularly, a minimum of three (3) times weekly.
 - g. No mud bogs shall be allowed in the pens. All pens shall have drainage to keep water from pooling within the pen.
 - h.
4. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.