

Minutes taken at the Town of Apple Valley, Regular Planning Commission meeting that was held on the 22<sup>nd</sup> day of September, 2011 at 7:00 pm at the Smithsonian Fire Department Building, 1777 N. Meadowlark Drive, Apple Valley, Utah. 84737

1. The meeting was called to order at 7:00 pm.
2. The Pledge of Allegiance was led by Roger Ashmore.
3. Roll Call: Roger Ashmore, Dale Beddo and Cynthia Browning were present. Mike Cooke and Todd Stratton were excused. Nathan Bronemann, Town Clerk, took minutes.
4. Declarations of conflict of interests.

None stated.

5. Public Hearing for the preliminary plat approval for the Desert Rose Subdivision

Dale Beddo said that the applicant had been previously tabled in order to fall under the new revised ordinances. He also said that is the phase plat and final plat approvals combined.

Jay Kleinfeldt asked how many houses or lots were in each phase.

Dale Beddo said that there are a total of 264 lots on 177 acres. Phase 1 consists of 92 lots.

Roger Ashmore made the motion to forward this item to the Town Council for approval. Cynthia Browning seconded the motion. VOTE: Roger Ashmore-yes, Dale Beddo-yes, Cynthia Browning-yes. Motion passed 3/0.

6. Discussion on proposed changes to the Land Use Ordinances.

Dale Beddo asked if there were any changes from what was discussed last meeting. If there are no concerns they will send it to the Utah League of Cities and Towns and the Town attorney for review.

Pam Quale asked how they would review it.

Dale Beddo said that they would mostly review the verbiage and allow the Town itself to do the governing.

Pam Quale expressed concern over the proposed density. She asked if there would ever be more than 2.5 units per acre.

Dale Beddo said that this would only be the platform that the Town would work from and anyone could apply for a higher density which would have to be reviewed in a public hearing.

Jay Kleinfeldt asked if it would be possible to have the proposed density plan printed for the public to view.

Dale Beddo said that it would be made available at the time it is up for final review as long as legal allowed it.

Charlie Greco expressed concern about Todd Stratton and Roger Ashmore appearing to be somewhat confused about the proposed changes in past meetings.

Roger Ashmore said that part of the reason that he wanted it to be reviewed by the Utah League of Cities and Towns was to provide more clarification and advice.

Dale Beddo said that the League and the Town's legal council would give feedback, but the Planning Commission and Town Council were the ultimate deciding bodies.

Cynthia Browning expressed concern about jumping from the required 30% open space to 5%. She said that during the hearing more discussion could take place.

Dale Beddo clarified that it was previously proposed to require 10% open space and that proposal was changed to 5% when golf courses were disqualified from counting as open space. He said that reducing the maximum base density from 8 units per acre to 1 and then reducing the required open space were the recommended changes. He said what they were trying to change is to encourage developers to provide developed open space as opposed to simple undeveloped open space. In so doing the Town's asset base would increase. He said that the maximum base density was based on the limited resources that were available to the Town. If the developers could show that they could develop their own resources, namely water, then they might be allowed to have a higher density per acre.

Cynthia Browning that doing any of the proposed items, the developer could earn density credit.

Dale Beddo explained one of the items that gave the developer the ability to sell their development rights to develop and create a conservancy area. He said that he wanted the Planning Commission to be unified before it is submitted for review. He asked for public comment.

Charlie Greco recalled some past meetings when Dick Naylor wanted golf courses to be counted as open space.

Dale Beddo said that he was not going to revisit the past and that golf courses were not going to be counted as open space.

Roger Ashmore clarified that Dick Naylor simply wanted to change a few words in a section.

Dale Beddo agreed stating that that would have caused other contradictions with other parts of the land use ordinances.

Pam Quale asked if anyone else beside Dale Beddo understood the numbers.

Both Roger Ashmore and Cynthia Browning said that they understood the numbers.

Dale Beddo closed public comment.

Roger Ashmore said that he agreed that the numbers could be hard to understand, but that they were all working very hard to do the right thing.

Pam Quale expressed concern that the body was being run by just one individual and that there wasn't enough disagreement.

Cynthia Browning said that she had expressed some disagreement on the open space.

Dale Beddo said that he was the Chairman and did lead the meetings and offer most of the comment, but that the other members were not just going along with everything he suggested. He asked Pam exactly what she would propose.

Pam Quale said that she didn't think there should ever be more than 1 unit per acre.

Dale Beddo explained that the developers had the right to develop up to the point that they could not supply utilities to the residents.

7. Consider approval of minutes:

a. August 25, 2011 Regular Meeting Minutes

Motion made by Dale Beddo to approve the August 25, 2011 regular meeting minutes. Cynthia Browning seconded the motion. VOTE: Roger Ashmore-yes, Dale Beddo-yes, Cynthia Browning-yes. Motion passed 3/0.

b. September 8, 2011 Regular Meeting Minutes

There was no meeting

8. Adjournment

Motion made by Dale Beddo to adjourn the meeting. Roger Ashmore seconded the motion. VOTE: Roger Ashmore-yes, Dale Beddo-yes, Cynthia Browning-yes, Margaret Ososki-yes. Motion passed 3/0.

Meeting adjourned at 7:50 pm.

Date approved: \_\_\_\_\_

ATTEST BY: \_\_\_\_\_  
Nathan Bronemann

\_\_\_\_\_  
Dale Beddo  
Planning Commission Chairman