

Minutes of the regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 27th day of June, 2013 at 6:00 pm at the Smithsonian Fire Department Building, 1777 N. Meadowlark Drive, Apple Valley, Utah 84737.

1. The meeting was called to order at 6:03 pm.
2. The Pledge of Allegiance was led by Jack Davis.
3. Roll Call: Mike Maddocks, Dennis Smith, Cynthia Browning, and Jack Davis were present. Zeniff Hathaway was excused. Mayor Moser, representing the Town Council, was present. Town Clerk, Nathan Bronemann, took minutes.

4. Declarations of conflict of interests

None stated

Jack Davis asked the members of the board to first contact him with any suggested agenda items.

5. Discussion and possible action on a conditional use permit application – AV-1313-A – Walter Crovo

Debi Groves was present as a property owner.

Walter Crovo and JoAnn Christensen of Fidelity Real Estate were present.

Norm Thibault representing the proposed group home was present.

Jack Davis said they could not legally take action on a conditional use permit until it is owned by the applicant.

Norm Thibault presented a site plan to the board. He asked the group if any of them had been touched by adoption. He said they intended to open up a residential treatment center for adopted girls, 11-15 years of age. He said they intended to help them attach themselves to their adopted families.

Jack Davis asked who the owners would be of the proposed business.

Norm Thibault distributed a potential owner list to the board.

Jack Davis asked if the corporation had been licensed with the State.

Norm Thibault said they were registered and licensed.

Gary Kuhlmann asked if all of the girls would be diagnosed with a disability.

Norm Thibault said they would all be diagnosed with a disability, but that they did not want to force their way in using the ADA.

Gary Kuhlmann asked the square footage.

Norm Thibault said it would be between 7 and 9 thousand square feet.

Mayor Moser asked if they youth would be on lock down.

Norm Thibault said they would be secured within the building, but that they wouldn't have fencing.

Walter Crovo said it would be well staffed.

Norm Thibault said it would be a 4-1 ratio of youth to staff.

Gary Kuhlmann asked if it would be an accredited school.

Norm Thibault said it would be accredited.

Mayor Moser asked how many youth it would house.

Norm Thibault said there would be up to 40.

Jack Davis asked if there was already water on the property.

Walter Crovo said there was already water access on the property, and there were a total of three wells on the property as well.

Mike Maddocks asked if the Town would require the access road to be paved.

Mayor Moser said if required, it would be part of the building permit.

Norm Thibault clarified that Apple Dumpling UFO Docking and Teleportation Center, LLC was making the conditional use application.

Gary Kuhlmann asked about the amount of anticipated traffic.

Norm Thibault said there would be very little traffic and they would be using a shuttle to move the youth when necessary.

Mayor Moser asked about the third well on the property.

Debi Groves said it was a private well and was not currently in use.

Gary Kuhlmann asked if there were any elevation drawings.

Walter Crovo said he didn't have them yet, but he could get any information to the board upon request.

Mayor Moser said they would need elevation and square footage specifics.

Dennis Smith asked about landscaping plans around the building.

Norm Thibault said they planned on leaving a lot of it natural other than the sport court.

Motion made by Jack Davis to consider and study the proposal in order to act on the permit during the next meeting. Dennis Smith seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

Mayor Moser explained what the approval process entailed and that there would be two public hearings involved.

6. Discussion and possible action on ATV/UTV ordinance

Jack Davis said Cynthia Browning had made some updates to the suggested ordinance.

Mayor Moser said as a motor vehicle ordinance, it could be forwarded to the Town Council and passed by resolution without the need of a public hearing.

The board read through the proposed ordinance.

Jack Davis asked about noise suppression with regard to spark arrestors.

Mayor Moser said he thought the State already had legislation on that issue. He recommended that ATV speed be limited to 15 miles per hour for ATVs.

Gary Kuhlmann clarified the proposed ordinance and that it was already limited to 15 miles per hour.

Mayor Moser expressed concern with the proposed ordinance not allowing ATV traffic on the highway frontage as the posted speed was higher than 25 miles per hour.

Minor changes were made to the proposed ordinance for clarification.

Motion made by Jack Davis to send the proposed ATV/UTV ordinance to the Town Council for approval. Cynthia Browning seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

7. Consider approval of minutes:

a. June 13, 2013 Regular Meeting Minutes

Motion made by Jack Davis to approve the June 13, 2013 regular meeting minutes. Dennis Smith seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

8. Adjournment

Motion made by Jack Davis to adjourn the meeting. Cynthia Browning seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

Meeting adjourned at 6:50 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Jack Davis

