

1. The meeting was called to order at 7pm.
2. The Pledge of Allegiance was led by Dick Naylor.
3. Roll Call: Dick Naylor, Dale Beddo, and Mike Cooke were present. Amber Van Alfen was excused. Nathan Bronemann, Town Clerk, took minutes.
4. Declarations of conflict of interests.

Dale Beddo has a possible conflict on item 6.

5. Discussion and possible action on the sign ordinance.

Issue was tabled since Amber Van Alfen was not present.

6. Discussion and possible action on the planned development standards and requirement's section E open space standards and requirements.

Dick Naylor explained the ordinance. He gave time to each commissioner to discuss and voice their opinions. He believes that the density should be set at five units/acre. He couldn't find any other city in the area with a density limit lower than five units/acre. Washington County is limited to five units/acre. He believed that three units/acre is much too low.

Dale Beddo stated that the Town of Apple Valley is remote and has limited water with only .45 acre-feet of water/home, (4,000 acre-feet of water for the whole town). He said that the only lots that we have in the town are one acre lots or larger. He explained that we are bound to allow whatever density that we pass for every developer that comes to town and that if we have a density number that is too high (greater than 1/acre) we do not have the water to support it. He said that if we raise the density too high, we are subject to the liabilities and legality and the owners can demand the water.

Dale continued, saying that until we get more water, we cannot support a higher density. However, he explained that we do allow density credits for companies that build (develop) the town's asset (resource) base (or add water.) Also, he explained that our other city ordinances will be contradictory if we have a higher density. This would end up causing vertical building. We have ordinances prohibiting building above 35 ft. in elevation. However, if we increase to five units/acre, he stated that doing so would nullify other contradictory ordinances such as the height restriction. He believes that the density should be limited to one unit/acre with ability to go to 2.5 units/acre with credits. He doesn't think that golf courses should not be eligible for those credits as they are not open freely to the public.

Mike Cooke stated that no one knows for sure how much water we have. He stated that building vertical can be controlled by the zoning. He had no issue with the density being limited to five units/acre. He stated developers are responsible for bringing in water when they develop.

Dale Beddo reiterated that we only have 4,000 acre- feet of water allotted to us and that by law we have to give the density limitation that we have in our ordinances.

Dick Naylor stated that the ordinance was currently limited to eight units/acre.

Dick Naylor made a motion to change the density limit to five units/acre and to make golf courses available for space and to be counted as open space for the purpose of density credits. Mike Cooke seconded the motion. Vote: Dick Naylor – yes, Dale Beddo – abstained, Mike Cooke – yes. Motion does not pass – no quorum.

The issue was tabled until next meeting.

7. Consider approval of minutes:
 - a. March 24, 2011 Regular Meeting Minutes.
Tabled until next meeting.
 - b. March 31, 2011 Regular Meeting Minutes.
Tabled until next meeting.
8. Adjournment.

Meeting adjourned at 7:36pm.

ATTEST BY: _____
Nathan Bronemann

Dick Naylor
Planning Commission Chairman