

Minutes taken at the Town of Apple Valley, Regular Planning Commission meeting that was held on the 25th day of August, 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 Dale Beddo.
3. Roll Call: Todd Stratton, Dale Beddo and Cynthia Browning were present. Roger Ashmore and Mike Cooke were excused. Nathan Bronemann, Town Clerk, took minutes.
4. Declarations of conflict of interests.

None stated.

5. Set a public hearing date for the preliminary plat approval for the Desert Rose Subdivision.

Dale Beddo said the he missed doing this last meeting and apologized.

Dale Beddo made a motion to set the hearing date for the preliminary plat approval for the Desert Rose Subdivision for September 8th at 7:00 pm. Todd Stratton seconded the motion. VOTE: Todd Stratton-yes, Dale Beddo-yes, Cynthia Browning-yes. Motion passed 3/0.

6. Public Hearing on the Final Plat Approval for Phase II of the Cedar Point Subdivision.

Dale Beddo said that the Town attorney had said that there was a difference in the description on the plat map and the title report. Cedar Point is waiting to hear back from the attorney on what that is so that it can be corrected.

Dale Beddo opened up the floor for public comment.

No comment.

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

7. Discussion and action on proposed changes to the Land Use Ordinances.

Dale Beddo referenced the Base Density sliding scale proposal and recommended reducing the percent open space required on the first three tiers by 5%. He also said that golf courses had been removed from the items credited toward open space.

Dale Beddo then referenced Title 11, section 9, stating that a sketch plan is not a mandatory part of the ordinance. Dale Beddo referred to the item above 11:9:A and said that it should state 4 elements instead of 5.

Cynthia Browning suggested that section 11:9:E should probably be bolded and counted as the 5th element.

Dale Beddo said that most cities allow for a bubble plan to present an idea to the city before spending a lot of money preparing formal plans. He said that some of the requirements of the Town come too soon.

Dale Beddo recommended renaming 11:9:B, "Project Plan" to "Master Plan". In Section 11:9:B:1 he recommended g, and j as well as 11:9:B:2 be moved to section 11:9:C, the Phase Plan. He said that section 11:9:B:1:h needed to be moved to the Site Plan, (11:9:D). He recommended removing the wording "and the rezoning of the property" from section 11:9:B:3. He recommended removing the words "if approved" from section 11:9:B:4. He said that section 11:9:C ¶1 should read "Phase plans must be consistent with the *overall master plan*" and that "or the project plan must be revised and approved by the town" should be removed. He said that the next paragraph also needed "project plan" changed to "master plan".

Dale Beddo said that 11:9:C:1:a should be titled "Project Phase" instead of "Site Location Plan", and reference the "master plan" instead of the "project plan". Section 11:9:C:1:b should be titled "Project Phase Plan". Section 11:9:C:1:b:(5) should reference the "master plan" instead of the "project plan". He said that section 11:9:C:1:b:(8) and (11) needed to be moved to the Site Plan section, (11:9:D). Section 11:9:C:1:b:(14) should read "Typical elevations or building renderings" and needs to be moved moved to the Site Plan, (11:9:D). He questioned removing "licenced landscape architect" from the end of section 11:9:C:1:b. He recommended that section 11:9:C:2:b read "in this chapter" instead of "in the preliminary plat". Section 11:9:C:4:a should read "site renderings and/or the project phase plan" instead of "site renderings".

Dale Beddo said section 11:9:D, "Site Plan" should be renamed "Final Plat". He said that the ordinance should have a provision for developers that sell asuper pad. He said that section 11:9:D:4 should be titled "Typical elevations and building renderings."

Dale Beddo agreed with Cynthia Browning that section 11:9:E should probably be bolded and counted as the 5th element. He recommended adding the building department to the same section as the reviewing and approving party.

Dale Beddo said that he would get a flow chart of suggested changes to the other planning commission members in the next few days. He also said that he would research the issues with the required setbacks and come next meeting with suggestions.

8. Review Public Body Meetings Policy & Procedures.

The Planning Commission reviewed the document.

9. Consider approval of minutes:

a. August 11, 2011 Regular Meeting Minutes.

Motion made by Todd Stratton to approve the minutes. Cynthia Browning seconded the motion. VOTE: Todd Stratton-yes, Dale Beddo-yes, Cynthia Browning-yes. Motion passed 3/0.

Pam Quale expressed concern with the proposed sliding scale proposal and said that she was concerned with the high density.

Todd Stratton responded stating that they were still researching the issue. He said that he felt that the developers were heavily taxed with the proposal.

Dale Beddo said that the reason that he had made the recommendation to reduce the proposed 10% to 5% is due to the fact that they were recommending to disqualify golf courses from counting toward a density credit.

10. Adjournment.

Motion made by Cynthia Browning to adjourn the meeting. Todd Stratton seconded the motion.

VOTE: Todd Stratton-yes, Dale Beddo-yes, Cynthia Browning-yes, Margaret Ososki-yes.

Motion passed 3/0.

Meeting adjourned at 7:46 pm.

Date approved: _____

ATTEST BY: _____

Nathan Bronemann

Dale Beddo
Planning Commission Chairman