

Minutes taken at the Town of Apple Valley, Regular Planning Commission meeting that was held on the 12th day of January, 2012 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 6:02 pm.
2. The Pledge of Allegiance was led by Dennis Smith.
3. Roll Call: Mike Maddocks, Dennis Smith, Jack Davis, Cynthia Browning, Kevin Sair and Dale Beddo were present. Nathan Bronemann, Town Clerk, took minutes.

4. Declarations of conflict of interests.

None stated.

5. Review of conflicts of interest and accept letters from Planning Commission Members

All members turned in letters to file.

Dale Beddo welcomed new members Mike Maddocks, Jack Davis, and Dennis Smith to the Planning Commission.

Jack Davis asked what their duties were as Planning Commission Members.

Dale Beddo said that they could hold a training session to clarify duties. He has Nathan Bronemann distribute the Planning Commission handbooks to new members and asked that the training be an agenda item on the next Planning Commission meeting.

6. Discussion on proposed changes to the Land Use Ordinances

Dale Beddo said that there had been some proposed adjustments to items such as density and open space requirements to the Land Use Ordinances. All Commission members said that reviewed the proposed changes.

Mike Maddocks pointed out that in section 10:11:2 the order of the wording needed to be changed to properly reflect the abbreviations. He asked what Master Plan Bubble referred to in section 10:11:4:A.

Dale Beddo explained that it referred to a less detailed master plan that was not as detailed or expensive as a standard master plan. He added that one of the reasons that the plan names had been changed were to align the Town requirements with what is more common in other communities.

Mike Maddocks suggested adding the different plan types to the definitions section.

Dale Beddo reviewed each component required for designing a planned development zone.

Mike Maddocks pointed out several other areas that needed to be changed for consistency and grammar. He asked why the Town would not require a development agreement, referring to 10:11:8:A:5.

Dale Beddo said that requiring the agreement would be at the digression of the Town and that with very small projects that the Planning Commission decides are within the Town's ordinances, requiring a development agreement would be very expensive and unnecessary to the developer.

Dennis Smith asked about the 20% slope mentioned in 10:11:8:A:7.

Dale Beddo explained that the purpose of the change was to discourage the terracing of hillsides for development.

Mike Maddocks questioned the clarity of 10:11:8:D:5.

Dale Beddo said that although somewhat difficult to understand, it had been reviewed by legal and so they shouldn't make changes unless absolutely necessary.

Dale Beddo explained many of the proposed changes that were made.

Mike Maddocks questioned several areas where specific plans were mentioned and whether or not they needed to be changed to the new plan names, many of which were changed. He expressed concerns about enforcing architectural control committee rules.

Dale Beddo said that those rules would strictly be a civil matter and would not be governed or enforced by the Town.

Dale Beddo, as he has done in past meetings, reviewed and explained the Base Density table that is to be inserted as Table 1.

Charlie Greco asked about getting credit for property bordering on public access property.

Dale Beddo said that had been changed.

Charlie Greco asked about the specifics of what it meant to have a developer provide water. He expressed concerns that there isn't actually as much water available as there were shares.

Dale Beddo agreed, but added that the Town is not able to govern the water or to specify how much water is actually available.

7. Discussion and possible action on appointing a Co-Chair to the Commission

Motion made by Jack Davis to appoint Cynthia Browning as the Co-Chair of the Planning Commission. Mike Maddocks seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-yes, Jack Davis-yes, Cynthia Browning-yes, Dale Beddo-yes. Motion passed 5/0.

8. Consider approval of minutes:

a. December 8, 2011 Regular Meeting Minutes

Motion made by Dale Beddo to approve the December 8, 2011 regular meeting minutes. Cynthia Browning seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-yes, Jack Davis-yes, Cynthia Browning-yes, Dale Beddo-yes. Mike Maddocks, Dennis Smith, and Jack Davis were not present December 8, 2011, but approved. Motion passed 5/0.

9. Adjournment.

Motion made by Dennis Smith to adjourn the meeting. Cynthia Browning seconded the motion.
Vote: Mike Maddocks-yes, Dennis Smith-yes, Jack Davis-yes, Cynthia Browning-yes, Dale
Beddo-no. Motion passed 4/1.

Meeting adjourned at 8:21 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Dale Beddo
Planning Commission Chairman