

Minutes taken at the Town of Apple Valley, Regular Planning Commission meeting that was held on the 9th day of February, 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 6:01 pm.
2. The Pledge of Allegiance was led by Dale Beddo.
3. Roll Call: Mike Maddocks, Jack Davis, Cynthia Browning, and Dale Beddo were present. Dennis Smith and Kevin Sair were excused.
4. Declarations of conflict of interests

None stated.

5. Discussion and action on setting a date for training from the Handbook for Planning Commissions and Land Use Authorities

Motion made by Dale Beddo to table the scheduling of the training session until a later date. Jack Davis seconded the motion. Vote: Mike Maddocks-yes, Jack Davis-yes, Cynthia Browning-yes, Dale Beddo-yes. Motion passed 4/0.

6. Discussion on possible changes to the Land Use Ordinances (Subdivision Ordinance)

The Planning Commission reviewed the Subdivision Ordinance.

Jack Davis asked for clarification on 11:2:(c).

Mike Maddocks recommended making changes to clarify 11:1:9.

Dale Beddo reiterated the fact that the Town is bound by the terms and standards of the land use ordinances as stated in 11:2:(f).

Jack Davis mentioned that the reference to Section 27:2 should refer to Title 11:2 and that 11:2:5 should read final instead of preliminary.

Dale Beddo explained why 11:3 read “two or three parcels”.

Mike Maddocks asked if 11:4 needed to be clarified where it reads “less than 7 lots.”

Dale Beddo explained the section.

Nathan Bronemann clarified that 11:4 should read “7 or less” or “less than 8” in order to include 7, instead of “less than 7 lots”.

Mike Maddocks referenced 11:5:2 and asked if the ten lots State requirement needed to be mentioned.

Dale Beddo said that he thought it did in order to clarify that the Town’s ordinances are more restrictive.

Jack Davis said that 11:8 should read “Final” instead of “Preliminary” throughout.

Mike Maddocks asked for clarification between 11:8:1 & 11:8:7. He suggested having the requirements in the same order.

Charlie Greco asked if people would be able to understand what was intended years down the road.

Dale Beddo said that they needed to make sure that the ordinance was clear enough so the meaning was clear as well.

Dale Beddo said that 11:12-2:C:2 should read “shall” instead of “may”.

Mike Maddocks said that 11:12-2:D:3 should reference 11:12-2:C instead of 11:12-2:B. He also corrected the spelling of “town’s” in 11:12-2:E.

Dale Beddo said that “final plat” should read “final subdivision plat” in 11:12-4:A. He also recommended removing “of gravel on all streets shall be thirty-two (32) feet, and the minimum width of” and other gravel references from 11:12-4:E. He explained that there should be no on-street parking on a 28-ft street because of the requirements for emergency vehicles. He also suggested changing 11:12-4:E:1 so the right-of-way on major streets is 86-ft minimum, collector streets at 50-ft minimum and local streets at 40-ft minimum. He suggested changing “concrete” to “hard surface other than asphalt” in 11:12-4:E:6. He suggested changing “800” to “750” in 11:12-4:J. He recommended adding some verbiage to 11:12-7 to make sure that the driveway provided passage to emergency vehicles. He said that 11:12-8:B:2 should read “State Fire Marshall” instead of “department of environmental quality”.

Motion made by Dale Beddo to stop at 11:12-8:C. Mike Maddocks seconded the motion. Vote: Mike Maddocks-yes, Jack Davis-yes, Cynthia Browning-yes, Dale Beddo-yes. Motion passed 4/0.

7. Consider approval of minutes:

a. January 26, 2012 Regular Meeting Minutes

Motion made by Dale Beddo to approve the January 26, 2012 regular meeting minutes. Cynthia Browning seconded the motion. Vote: Mike Maddocks-yes, Jack Davis-yes, Cynthia Browning-yes, Dale Beddo-yes. Motion passed 4/0.

8. Adjournment

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

Meeting adjourned at 7:49 pm.

Date approved: _____

ATTEST BY: _____

Nathan Bronemann

Dale Beddo
Planning Commission Chairman