

Minutes taken at the Town of Apple Valley, Regular Planning Commission meeting that was held on the 8th day of March, 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 6:00 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.

4. Declarations of conflict of interests

None stated.

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

Jack Davis confirmed that the 0.6 acre feet per dwelling unit requirement was still accurate as referenced in 11:12-8.

Mike Maddocks said that 11:12-8:B:2 should read “capacity of 180,000” instead of 120,000.

Referring to section 11:12:9, Dale Beddo said that these standards were not just recommendations, but legal requirements. He encouraged other members of the planning commission to express their thoughts about whether these requirements should be mandatory or only recommended.

The planning commission discussed what landscaping requirements, if any, should be mandated and what should be suggested. It was agreed that there should be some basic and specific mandated requirements that aren't nearly as rigid as the current requirements. The contents of Section 11:12:9:I that discuss grass were changed to be recommendations rather than requirements.

Kevin Sair excused himself at 7:02 pm.

Dale Beddo explained that the requirements listed in 11:12:9:I:1-2 the homeowner would be spending an estimated \$450 on landscaping costs. He also said that most of the surrounding developed communities have much more landscaping than what this section requires.

Dale Beddo recommended changing 11:12-11 to specifically require a non-transparent privacy fence of 6 ft.

Dale Beddo recommended changing 11:12-13 to read “project” rather than “spill onto.”

Mike Maddocks recommended several spelling and grammatical corrections.

6. Consider approval of minutes:
 - a. February 9, 2012 Regular Meeting Minutes
Motion made by Dale Beddo to approve the February 9, 2012 regular meeting minutes. Mike Maddocks seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-abstain, Jack Davis-yes, Cynthia Browning-yes, Dale Beddo-yes. Motion passed 4/0 with one abstention.

7. Adjournment

Motion made by Dennis Smith to adjourn the meeting. Jack Davis seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-yes, Jack Davis-yes, Cynthia Browning-yes, Dale Beddo-yes. Motion passed 5/0.

Meeting adjourned at 7:36 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Dale Beddo
Planning Commission Chairman