

Minutes taken at the Town of Apple Valley, Regular Planning Commission meeting that was held on the 12th day of April, 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 Dennis Smith.
3. Roll Call: Mike Maddocks, Dennis Smith, Jack Davis, Cynthia Browning, and Dale Beddo were present. Kevin Sair was excused.
4. Declarations of conflict of interests

None stated.

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

Dale Beddo said that they were done with the Subdivision Ordinance and that it needed to be forwarded to the League of Cities and Towns for review. He said that they would now begin reviewing the Zoning Plan.

Mike Maddocks asked were they ended up with regard to landscaping and what would happen if a resident did not follow those provisions.

Dale Beddo said that if the provisions were not followed that the violators would be cited as with any other ordinance.

Mike Maddocks expressed concern with current residents meeting the landscape requirements.

Dale Beddo said that the Town has had time to grow and that now it needed to move into enforcement of its ordinances.

Mike Maddocks made it known that he was not in favor of the landscape requirements of the Subdivision Ordinance.

Cynthia Browning said that they would still have an opportunity to make changes after the ordinance came back from legal.

Dale Beddo said that they could put more work into the ordinance if needed.

Mike Maddocks said that he didn't believe that the landscape portion was enforceable and would like to strike all of it from the ordinance.

Dale Beddo asked Nathan Bronemann to email the changed Subdivision Ordinance to the Planning Commission for further review.

Jack Davis clarified that it would be difficult to enforce with the Town's current code enforcement recourses.

Dale Beddo clarified that the Zoning Plan was completely binding, and that a Master Plans was not. He explained that the Town could not dictate to a land owner what he/she could and could not do with his/her land.

Jack Davis read from the Planning Commission manual with regard to the general plan.

The Planning Commission reviewed the Land Use Plan (Master Plan) map.

Margaret Ososki asked about windmills and turbines.

Dale Beddo said that our current ordinances do not currently allow for them and so they would have to be allowed under a conditional use provision, but only if the need for one could be shown.

Margaret Ososki asked about solar panels.

Dale Beddo said that solar is considered part of the building structure.

Charles Greco noted that the solar panels on Kevin Sair's property were not attached to the home.

Dale Beddo said that since that was done previous to the ordinance, nothing that could be done at this time

6. Consider approval of minutes:

a. March 22, 2012 Regular Meeting Minutes

Motion made by Dennis Smith to approve the March 22, 2012 regular meeting minutes. 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.

7. Adjournment

Motion made by Mike Maddocks to adjourn the meeting. Dennis Smith 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 6:38 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Dale Beddo
Planning Commission Chairman