



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, April 07, 2022 at 6:00 PM

MINUTES

Chair | Allen Angell

Commissioners | Richard Fischer | Lee Fralish | Forrest Kuehne | Jeri-Burhorn Politte

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Call to order by Chair | Allen Angell at 6pm

PRESENT

Chair Allen Angell

Commissioner Lee Fralish

Commissioner Richard Fischer

Commissioner Forest Kuehne

Commissioner Jeri Burhorn-Politte

Planning Dept Manager, Frank Lindhardt present at the meeting

Recorder-Town Clerk, Jenna Vizcardo present taking minutes

CONFLICT OF INTEREST DISCLOSURES

None declared.

CONSENT AGENDA

1. Sunrise Engineering to present the results of the survey of residents regarding the General Plan.

Bard Robbins with Sunrise Engineering consultant for General Plan and gives summary- Please see attached General Plan Survey Results. Statement about General Plan process. General Plan is basically base document for land use. State of Utah generally process goes through this every 15-20 years, depending on growth. Zoning implements the general plan, goal is to follow general plan.

See attached survey results in (minutes).

Allen asks how to navigate tension re: impact fees. Conversation took place about impact fees.

Allen asks thoughts about the direction and Brad will follow-up and go from there.

Allen states great roadmap for direction ahead. Lee states that he has seen GP survey results 10 years ago that almost mirror these results. Conversation takes place about "commercial."

2. Re: Application to appear before the PC to discuss building codes, conditional use permit; applicant: Dewaine Stock.

Mandi Olson representing his Dad Dwaine Stock 1532 N Rome Way. Statement about her and growing up in Apple Valley. Statement about Dad. Statement about building permit process. Statement about what they want to do this about. She discusses about building permit process. She requests conditional use permit.

Frank, Planning Dept Manager Recommends go to Town Council to public comments. Allen Angel comments Town Council gives direction to look at code. Conditional use permit not granted and

conversation took place that can't grant conditional use permit to create loophole.

APPROVAL OF MINUTES

3. Minutes: March 21, 2022
4. Minutes: February 3, 2022
5. Minutes: January 20, 2022
6. Minutes: December 1, 2021
7. Minutes: September 1, 2021

Motion to approve minutes March 21, 2022, February 3, 2022, January 20, 2022, December 1, 2021, and September 1, 2021

Motion made by Commissioner Fralish, Seconded by Commissioner Kuehne.

Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion 5-0. Motion carries.

HEARING ON THE FOLLOWING

8. Update 10.10.030- Remove Cabins, RV Park or RV Resort and Tiny Home Park.

Public Hearing opened for comments by Chair Allen Angell.

Public hearing closed by Chair Allen Angell.

9. Update 10.28.190 Curbs, Gutters, Sidewalks & Road Improvements.

Public Hearing opened for comments by Chair Allen Angell.

Frank says he added language about special assessment area that was already applied but wasn't specific. Delay agreements was discussed.

Linda Knowles 2846 N Purple Sage Rd in Gooseberry asks questions about curb and gutter on dirt roads. Does not include existing residents. 70% majority vote

Nicole Whittier 1394 N Rome Way asks if applies to current properties with current.

Frank makes statement about rural road standards.

Public hearing closed by Chair Allen Angell.

10. Update 11.02.090 Final Plat Approval Process.

Public Hearing opened for comments by Chair Allen Angell.

Frank say clarifies approval process.

Jason Graham 1950 2000 E S comments that he feels this is poorly written process. Conversation took place about the process.

Public hearing closed by Chair Allen Angell.

11. Update 11.02.100 Final Plat Requirements.

Public Hearing opened for comments by Chair Allen Angell.

Public hearing closed by Chair Allen Angell.

12. Update 11.02.180 Penalty; Validity & Restrictions.

Public Hearing opened for comments by Chair Allen Angell.

Allen discusses illegal lot splits.

Margie Osoki 1072 W Little Pinion asks how to they find out if they have illegal lot splits.

Jason Graham 1950 E 2000 S makes statement about his lot split.

Anthus Barlow 1650 S 2200 E asks if owns property has lot split for subdivision ordinance.

Public hearing closed by Chair Allen Angell.

13. Update 11.08.020 Waste Disposal Systems.

Public Hearing opened for comments by Chair Allen Angell.

Frank says on Preliminary Application allows applicant to sewer or water so when they come before PC or TC they have letter and it's available and if service are available.

Comment to make motion to update to only state Sewer District (page 62)

Public hearing closed by Chair Allen Angell.

14. Update 11.08.080 Water.

Public Hearing opened for comments by Chair Allen Angell.

Frank says on Preliminary Application allows applicant to sewer or water so when they come before PC or TC they have letter and it's available and if service are available.

Public hearing closed by Chair Allen Angell.

15. Update 11.08.030 Storm Drainage Requirements.

Public Hearing opened for comments by Chair Allen Angell.

Public hearing closed by Chair Allen Angell.

16. Update 11.12.020 Design Standards.

Public Hearing opened for comments by Chair Allen Angell.

Public hearing closed by Chair Allen Angell.

DISCUSSION AND POSSIBLE ACTION ITEMS

17. Discussion and possible action 10.10.030- Remove Cabins, RV Park or RV Resort and Tiny Home Park.- O-2022-02.

Motion to approve changes as written recommended approval

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Fischer.

Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion 5-0. Motion carries.

18. Discussion and possible action 10.28.190 Curbs, Gutters, Sidewalks & Road Improvements.--O-2022-03.

Discussion this is possible that the Town could be responsible. Franks has conversation about specifics.

Add Curbs, Gutters, Sidewalks, and Road Improvements. As Amended Motion to approve changes recommended approval.

Motion made by Commissioner Kuehne, Seconded by Commissioner Burhorn-Politte.

Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion 5-0. Motion carries.

Note for follow-up -Note Agenda 10-day notice: Update 11.08.040K.

19. Discussion and possible action 11.02.090 Final Plat Approval Process.--O-2022-04.
20. Discussion and possible action 11.02.100 Final Plat Requirements.--O-2022-05.
21. Discussion and possible action 11.02.180 Penalty; Validity & Restrictions.--O-2022-06.
22. Discussion and possible action 11.08.020 Waste Disposal Systems.O-2022-07.
23. Discussion and possible action 11.08.030 Storm Drainage Requirements.--O-2022-08.
24. Discussion and possible action 11.08.080 Water.--O-2022-09.
25. Discussion and possible action 11.12.020 Design Standards.--O-2022-10.

19-25

Motion to approve changes as written recommended approval for items 19-25, 11.02.090 Final Plat Approval Process.--O-2022-04., 11.02.100 Final Plat Requirements.--O-2022-05., 11.02.180 Penalty; Validity & Restrictions.--O-2022-06., 11.08.020 Waste Disposal Systems.O-2022-07., 11.08.030 Storm Drainage Requirements.--O-2022-08., 11.08.080 Water.--O-2022-09., 11.12.020 Design Standards.--O-2022-10.

Motion made by Commissioner Fischer, Seconded by Commissioner Burhorn-Politte.

Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Motion 5-0. Motion carries.

ADJOURNMENT

Motion made by Commissioner Fralish, Seconded by Commissioner Kuehne.

Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Date Approved: _____

Approved BY: _____

Chair Allen Angell

Attest BY: _____

Clerk/Recorder Jenna Vizcardo