

TOWN OF APPLE VALLEY

PLANNING COMMISSION STAFF REPORT

Agenda Item: Proposed Ordinance Amendments

Applicant: Town of Apple Valley

Sections Affected:

- Title 7 – Water Department
 - 10.02.050 – Building Permit Required
 - 10.10.050 – RE Rural Estates Zone
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SUMMARY

The proposed ordinance includes two coordinated amendments:

1. **Water Service Amendment** – Allows installation and conditional activation of water meters prior to issuance of a building permit, while maintaining that residential occupancy and culinary use require a valid building permit and final inspection approval.
2. **Animal Enclosure Amendment (RE Zone Only)** – Removes the requirement that animal enclosures be located behind the main dwelling and allows placement in rear, side, or front yards, subject to setback, containment, and nuisance standards.

The Agricultural Zone is not amended, as it does not contain a rear-yard restriction.

FINDINGS

The amendments:

- Do not alter density, lot size, or permitted uses
 - Maintain public health and safety protections
 - Preserve nuisance and enforcement authority
 - Are consistent with the Town's rural character and General Plan
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REQUIRED ACTION

Pursuant to Utah Code § 10-9a-502, the Planning Commission shall conduct a public hearing and forward a recommendation to the Town Council.

STAFF RECOMMENDATION

Staff recommends approval and forwarding a positive recommendation to the Town Council.