APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, February 03, 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

Meeting was called to order at 6:11pm.

PRESENT
Chair Allen Angell
Commissioner Lee Fralish
Commissioner Richard Fischer
Commissioner Forest Kuehne
Commissioner Jeri Burhorn-Politte

CONFLICT OF INTEREST DISCLOSURES-NONE

APPROVAL OF MINUTES

1. MINS: 1.20.22

   Table for next meeting until edits are completed

HEARING ON THE FOLLOWING

2. Update Title 10

   Section 10.10.060 Area width and yard Regulations. Add the word Minimum to chart, under Area.

   Section 10.10.030 Commercial Zones. Eliminating the Tourist Commercial Zone as everything in this zone is already covered in our other commercial zones, tiny Home Park or RV Park zones.

   Section 28 pertaining to:

   B. 10.28.200 Dumping, Storing or Disposal

   C. 10.28.240 Limitations on Steel building as home

   D. 10.28.260 Delete section Accessory dwelling units for an owner or employee

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E. 10.28.270 Guesthouse or Casita.

F. 10.28.280 Time Restrictions on completion of exterior of new construction.

G. 10.28.290 Building permit expiration and Renewal.

H. 10.28.300 Storm water mitigation and detention required.

Frank Lindhardt makes comment about the reason why we are updating. Building code will changed.

Things to make things better in Apple Valley.

Allen Angel makes comment about providing more clarity.

Rich Kopp resident makes comment about time restrictions, would like time restrictions that include fines, and help mitigate problems.

Margaret Ososki- makes comment about Agenda

Anthus Barlow- makes comment about 10.28.260 makes comment about not deleting that and comment about acreage.

margaret Ososki Comment to makes urge we don't end up with industrial building in residential

3. Update Title 11

2. Updates to Title 11.08.040
We are changing the power of the mayor to only be able to subdivide land that creates one (1) new lot under limited conditions, instead of up to 10 lots, without going through the Planning Commission and Town Council.
3. Updates to Title 11.08.
A. Amending street design standards to match Hurricane City adding Rural Roads to our standards.
B. Adding the requirement for sidewalk on certain road standards to correspond with our Town Design Standards.
C. Changes to 11.02.120 Subdividers Agreement. Added language to protect the Town from legal fees.
D. Added a section to 11.02.100 Adding an agreement between Land Owners and Town of Apple Valley that if a lawsuit is initiated, the losers pay both sides.

Frank Lindhardt makes comment that Mayor can only do lot splits in order to sub divide. Adding street standards. Current standards every subdivision to have curb/gutter and sidewalk. Design standards match to title 11. There is over 1200 planned lots in the works. Suggestion to streamline our growth for safety. Clause to run by Attorney that if you sue

Jason Graham makes comment about why Frank has been wrong and personal issue with Frank.

Linda Noyes- Resident makes comment about one acre lots

Rich Kopp makes comment about how he

Public hearing Closed

4. Amend Master Road plan for:

   A. Bubbling Wells area
   B. Wildcat Road across from Cedar Point.
   C. Move online master road map to its own area online

   Anthus Barlow asks about where the proposed plan is for. Establish with DOT. Was in favor

   Public Hearing closed

   Public hearing re-opened

   Tish Lisonbee on zoom made comment and asked about amending the master plan.

   Public hearing closed

5. Add a summary of Town Development and building policies to help developers learn how to develop in Apple Valley.

   Anthus Barlow development policies is a great idea. Feels great idea for a flow chart. Forrest mentions Kanab has a flow chart.

   Tricia Anderson makes comment about Hurricane's ease of building permit.

6. Adopting Typical Street Cross Sections (PDF). Check them out here: https://www.cityofhurricane.com/163/City-Design-Standards

DISCUSSION AND POSSIBLE ACTION ITEMS

7. Update Title 10

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10.10.030 Commercial Zones. Eliminating the Tourist Commercial Zone as everything in this zone is already covered in our other commercial zones, tiny Home Park or RV Park zones.

10.28.260 Delete section Accessory dwelling units for an owner or employee

10.28.270 Accessory dwelling units. Detached.

Conversation with Allen and Frank about having the Cabin Home zone moved into the commercial zone.

Note for agenda discussion and possible action add RV/cabin into commercial zone.

10.28.240 has been tabled

10.28.280 adding no certificate of occupancy permit until the building meets these requirements.

10.28.300 Storm water mitigation and detention required.

10.28.310 With the exception of soil tests for Grading and grubbing of vacant lots.

10.28.320 tabled

Motion to make 10.28.240 and 10.28.320 table

Motion to approve the changes discussed.

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Kuehne.
Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

8. Update Title 11

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In Rural estates or single family. change to not have curb/gutter possibly.

Motion to approve the changes discussed.

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Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Fralish.
Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

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   Amend Master Road plan for:

   Bubbling Wells area
   Wildcat Road across from Cedar Point.
   Move online master road map to its own area online

   Ask Staff to move master road plan to more noticeable are on the website

   Motion made by Commissioner Kuehne, Seconded by Commissioner Fralish.
   Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

10. Add a summary of Town Development and building policies to help developers learn how to develop in Apple Valley.

    Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Fralish.
    Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

11. Adopting Typical Street Cross Sections (PDF). Check them out here: https://www.cityofhurricane.com/163/City-Design-Standards

    Motion made by Commissioner Fischer, Seconded by Commissioner Burhorn-Politte.
    Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

ADJOURNMENT
Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Fralish.
Voting Yea: Chair Angell, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Date Approved: _____

_____

Chair | Allen Angell

Attest By: _____

Jenna Vizcardo, Recorder

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