



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, November 02, 2022 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, November 02, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Allen Angell

Commissioners | Lee Fralish | Forrest Kuehne | Margaret Ososki | Richard Palmer

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/88262735265>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 882 6273 5265

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

CONSENT AGENDA

1. Welcome new Planning Commission member: Richard Palmer.
2. Welcome new planning commission alternate member: Garth Hood.

APPROVAL OF MINUTES

3. Minutes: August 9, 2022
4. Minutes: August 17, 2022
5. Minutes: September 7, 2022

HEARING ON THE FOLLOWING

6. Zone Change for AV-1354-NP-6-A from Open Space/Open Space Transition Zone (OS/OST) to A-5 Agricultural Zone (A-5) for the stated purpose of constructing residence and farm. Applicant: The Little Creek Trust Dated April 28, 2021, Agent: Sophia Daley.
7. Zone Change for AV-1330-D-1 from Open Space/Open Space Transition Zone (OS/OST) to A-10 Agricultural Zone (A-10) for the stated purpose to change it back to the original zoning of agricultural. Applicant: Caren Widner.
8. General Plan Map Amendment, Ordinance-O-2022-58.
9. Update Title 10.10.020 A Agricultural Zone, Ordinance-O-2022-17.
10. Update Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2022-33.
11. Update Title 10.28.100 Parking Requirements Of Private Recreational Vehicles In Residential Zones, Ordinance-O-2022-34.
12. Update Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2022-35.
13. Update Title 10.28.270 Guesthouses Or Casitas, Ordinance-O-2022-36.
14. Update Title 10.10.030 C Commercial Zones, Ordinance-O-2022-38.
15. Update Title 10.10.040 I Industrial Zone, Ordinance-O-2022-39.

16. Update Title 10.04.010 Terms Defined, Ordinance-O-2022-40.
17. Update Title 10.20 Conditional Uses, Ordinance-O-2022-41.
18. Update Title 10.28.230 Accessory Buildings And Accessory Uses General Requirements, Ordinance-O-2022-42.
19. Update Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2022-43.
20. Update Title 10.18.020 Residential Lots; Access, Ordinance-O-2022-56.
21. Update Title 11.02.050 Notice Requirements, Ordinance-O-2022-57.

DISCUSSION AND POSSIBLE ACTION ITEMS

22. Zone Change for AV-1354-NP-6-A from Open Space/Open Space Transition Zone (OS/OST) to A-5 Agricultural Zone (A-5) for the stated purpose of constructing residence and farm. Applicant: The Little Creek Trust Dated April 28, 2021, Agent: Sophia Daley.
23. Zone Change for AV-1330-D-1 from Open Space/Open Space Transition Zone (OS/OST) to A-10 Agricultural Zone (A-10) for the stated purpose to change it back to the original zoning of agricultural. Applicant: Caren Widner.
24. Preliminary Site Plan for AV-1376-B-3 | 1442 E 2000 S for the proposed use of food processing. Applicant: Nuance Management, LLC
25. Lot Line Adjustment for AV-1366-A-16 & AV-1366-A-17. Applicant: Farrar, Michael and Karale.
26. General Plan Map Amendment, Ordinance-O-2022-58.
27. Update Title 10.10.020 A Agricultural Zone, Ordinance-O-2022-17.
28. Update Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2022-33.
29. Update Title 10.28.100 Parking Requirements Of Private Recreational Vehicles In Residential Zones, Ordinance-O-2022-34.
30. Update Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2022-35.
31. Update Title 10.28.270 Guesthouses Or Casitas, Ordinance-O-2022-36.
32. Update Title 10.10.030 C Commercial Zones, Ordinance-O-2022-38.
33. Update Title 10.10.040 I Industrial Zone, Ordinance-O-2022-39.
34. Update Title 10.04.010 Terms Defined, Ordinance-O-2022-40.
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37. Update Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2022-43.
38. Update Title 10.18.020 Residential Lots; Access, Ordinance-O-2022-56.
39. Update Title 11.02.050 Notice Requirements, Ordinance-O-2022-57.

ADJOURNMENT

Interested persons are encouraged to attend public hearings to present their views or present their views in writing at least 48 hours prior to the meeting by emailing clerk@applevalleyut.gov.

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Town Clerk and Recorder for the Town of Apple Valley, hereby certify that this Hearing Notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.