



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, February 03, 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 **Thursday, February 03, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell

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

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/86093206338>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 860 9320 6338

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

APPROVAL OF MINUTES

1. MINS: 1.20.22

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

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.

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.

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

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

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

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
- 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.
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 - 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.
- 9. 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
- 10. Add a summary of Town Development and building policies to help developers learn how to develop in Apple Valley.
- 11. Adopting Typical Street Cross Sections (PDF). Check them out here:
<https://www.cityofhurricane.com/163/City-Design-Standards>

ADJOURNMENT

Interested persons are encouraged to attend public meetings to present their views. Comments can also be submitted in writing at least one day prior to the meeting by emailing clerk@applevalleyut.gov. Comments submitted in writing will be read on the record during the meeting.

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Clerk for the Town of Apple Valley, hereby certify that this Agenda 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 on 1/24/2022.

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

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.