



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 01, 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

Commissioner/Co- Chair Jeri Burhorn-Politte called the meeting to order at 6:00pm

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Commissioner Lee Fralish

Commissioner Forrest Kuehne

Commissioner Jeri Burhorn-Politte

ABSENT

Chair Allen Angell

Commissioner Richard Fischer

CONFLICT OF INTEREST DISCLOSURES

No conflict of interest declared.

APPROVAL OF MINUTES

1. Minutes: April 7, 2022

Motion to approve Minutes: April 7, 2022

Motion made by Commissioner Fralish, Seconded by Commissioner Kuehne.

Voting Yea: Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte

The vote was unanimous and the motion carried.

2. Minutes: April 19, 2022

Motion to approve Minutes: April 19, 2022- Note that Forrest is misspelled.

Motion made by Commissioner Fralish, Seconded by Commissioner Kuehne.

Voting Yea: Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte

The vote was unanimous and the motion carried.



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HEARING ON THE FOLLOWING

3. Adopt Title 10.07 Administrative And Development Review Procedures

- 10.07.01 Purpose
- 10.07.02 Scope
- 10.07.03 General Requirements
- 10.07.04 Public Hearing And Meetings
- 10.07.05 General Decision-Making Standards
- 10.07.06 General Plan Amendment
- 10.07.07 Zoning
- 10.07.08 Permitted Use Review
- 10.07.09 Conditional Use Permit
- 10.07.10 Site Plan Review
- 10.07.11 Special Exception
- 10.07.12 Variance
- 10.07.13 Building Permit
- 10.07.14 Nonconforming Use
- 10.07.15 Sign Permit
- 10.07.16 Temporary Use Permit
- 10.07.17 Routine And Uncontested Matters
- 10.07.18 Administrative Interpretation
- 10.07.19 Appeal Of Administrative Decision
- 10.07.20 Temporary Regulations
- 10.07.21 Review Of Constitutional Taking Issues
- 10.07.22 Procedural Irregularities

Commissioner Kuehne: needs to be adopted that there are changes that need to be made

Commissioner Burhorn-Politte: This is to set up standards and procedures.

Commissioner Burhorn-Politte opens public comments.

Rich Osoki 1024 W Little Pinion Way: At of all the years that he has been here he is impressed with the direction. But some of this has questions. Standard and metal buildings references-will come back when we get to this in the Public Hearing. H Standards for metal buildings R-1 Zone. Does a face any face not just entrance. K- Conditional use permit- can you apply with conditional use permit for agricultural business on it. #5 RM-3 zoning question. Question regarding the appeal authority. G. Zoning Administrator question. Initiation question re: property owner, affidavit and agent. Statement on building permit recommendation.

Linda Noyes 2846 N Purple Sage Rd: General question are we looking at highway 59 even if not in Apple Valley. Concerns about the dangerous road.



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Margaret Ososki 1024 W Little Pinion Way: On extension of time, it doesn't specify time limits. On H: Standards for metal buildings, no specifics on what kind of metal buildings. Question on nonconforming use. Answer was having to do with zoning.

Commissioner Politte closes public comments.

4. Adopt Title 10.05 Planning Documents
 - 10.05.01 Purpose
 - 10.05.02 General Plan
 - 10.05.03 Road Master Plan And Official Map
 - 10.05.04 Capital Facilities Plan

Commissioner Burhorn-Politte opens public comments.

Public hearing closed.

DISCUSSION AND POSSIBLE ACTION ITEMS

5. Adopt Title 10.07 Administrative And Development Review Procedures
 - 10.07.01 Purpose
 - 10.07.02 Scope
 - 10.07.03 General Requirements
 - 10.07.04 Public Hearing And Meetings
 - 10.07.05 General Decision-Making Standards
 - 10.07.06 General Plan Amendment
 - 10.07.07 Zoning
 - 10.07.08 Permitted Use Review
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 - 10.07.13 Building Permit
 - 10.07.14 Nonconforming Use
 - 10.07.15 Sign Permit
 - 10.07.16 Temporary Use Permit
 - 10.07.17 Routine And Uncontested Matters
 - 10.07.18 - Administrative Interpretation
 - 10.07.19 Appeal Of Administrative Decision
 - 10.07.20 Temporary Regulations
 - 10.07.21 Review Of Constitutional Taking Issues
 - 10.07.22 Procedural Irregularities

Motion to table: Adopt 10.07 Administrative And Development Review Procedures; until Planning Commission has time to do a thorough inspection.



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Motion made by Commissioner Fralish, Seconded by Commissioner Kuehne.

Voting Yea: Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte

The vote was unanimous and the motion carried.

6. Adopt Title 10.05 Planning Documents
 - 10.05.01 Purpose
 - 10.05.02 General Plan
 - 10.05.03 Road Master Plan And Official Map
 - 10.05.04 Capital Facilities Plan

Motion table: Adopt 10.05 Planning Documents; until Planning Commission has time to do a thorough inspection.

Motion made by Commissioner Fralish, Seconded by Commissioner Kuehne.

Voting Yea: Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte

The vote was unanimous and the motion carried.

7. Title 10-10.28.310 Add Grading and Grubbing

On 2/17/22 Town Council made motion to send back to Planning Commission for further review.

Motion to table 10.28.310 Add Grading and Grubbing; for more input from Town Council of Frank Lindhardt, Planning Department Manager.

Motion made by Commissioner Kuehne, Seconded by Commissioner Fralish.

Voting Yea: Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte

The vote was unanimous and the motion carried.

8. Update 10.28.200 Dumping, Storing or Disposal--O-2022-17

At TC Meeting on 5/18/22: Motion made to send back to Planning Commission with instructions to focus on front of yard and define what it is and remove shipping containers since it will be addressed elsewhere. Mayor Lindhardt makes suggestion to send back to Planning Commission with instructions of concerns about front yards facing the street and other add description for personal property. Mayor Lindhardt states we need to tell Planning Commission to work up definitions for some of those things. Town Admin states we have that ordinance that covers definition of junk.

Add commas, grammar changes.

Motion to table Update 10.28.200 Dumping, Storing or Disposal--O-2022-17; to discuss with Planning Dept Manager and for work meeting.

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

Voting Yea: Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte

The vote was unanimous and the motion carried.



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ADJOURNMENT

Adjournment at 7:26pm

Motion to adjournment

Motion made by Commissioner Fralish, Seconded by Commissioner Kuehne.

Voting Yea: Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte

The vote was unanimous and the motion carried.

Date Approved: 07/06/2022

Approved By: Allen Angell
Chair | Allen Angell

Attest By: Jenna Vizcardo
Town-Clerk and Recorder | Jenna Vizcardo