



## APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, January 04, 2023 at 6:00 PM

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### AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, January 04, 2023**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

**Commissioners** | Lee Fralish | Richard Palmer | Garth Hood | Michael Farrar

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

#### DISCUSSION AND ACTION

1. **Discussion and Action:** Appoint Chair.
2. **Discussion and Action:** Preliminary Plat Application for AV-1378-Q, Mountain Valley Estates, phase 2. Owner: Land Development Solutions, Applicant: Brant Tuttle, Northern Engineering.
3. **Discussion and Action:** Consider approval of 2023 Annual Meeting Schedule.

#### HEARING ON THE FOLLOWING | DISCUSSION AND ACTION

4. **Public Hearing:** Update Title 10.10.110 Cabins Or Tiny Home Parks Zone and Title 10.12.120 Legal Nonconforming Lots, Ordinance-O-2023-02.
5. **Discussion and Action:** Update Title 10.10.110 Cabins Or Tiny Home Parks Zone and Title 10.12.120 Legal Nonconforming Lots, Ordinance-O-2023-02.
6. **Public Hearing:** Update Title 11.08.010 Required Improvements, Ordinance-O-2023-03.
7. **Discussion and Action:** Update Title 11.08.010 Required Improvements, Ordinance-O-2023-03.
8. **Public Hearing:** Update Title 11.08.020 Waste Disposal Systems, Ordinance-O-2022-04.
9. **Discussion and Action:** Update Title 11.08.020 Waste Disposal Systems, Ordinance-O-2022-04.
10. **Public Hearing:** Update Title 11.08.080 Water, Ordinance-O-2023-05.
11. **Discussion and Action:** Update Title 11.08.080 Water, Ordinance-O-2023-05.
12. **Public Hearing:** Update Title 11.02.030 Definitions, Ordinance-O-2023-06.
13. **Discussion and Action:** Update Title 11.02.030 Definitions, Ordinance-O-2023-06.

14. **Public Hearing:** Update Title 11.02.080 Construction Drawings, Ordinance-O-2023-07.
15. **Discussion and Action:** Update Title 11.02.080 Construction Drawings, Ordinance-O-2023-07.
16. **Public Hearing:** Update Title 11.02.100 Final Plat Requirements, Ordinance-O-2023-08.
17. **Discussion and Action:** Update Title 11.02.100 Final Plat Requirements, Ordinance-O-2023-08.
18. **Public Hearing:** Update Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2023-09.
19. **Discussion and Action:** Update Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2023-09.
20. **Public Hearing:** Update Title 10.28.150 Utility Requirements, Ordinance-O-2023-10.
21. **Discussion and Action:** Update Title 10.28.150 Utility Requirements, Ordinance-O-2023-10.
22. **Public Hearing:** Update Title 10.28.190 Curbs, Gutters, Sidewalks, And Road Improvements, Ordinance-O-2023-11.
23. **Discussion and Action:** Update Title 10.28.190 Curbs, Gutters, Sidewalks, And Road Improvements, Ordinance-O-2023-11.
24. **Public Hearing:** Repeal and Replace Title 10.10.120 Planned Development Zone, Ordinance-O-2023-12.
25. **Discussion and Action:** Repeal and Replace Title 10.10.120 Planned Development Zone, Ordinance-O-2023-12.
26. **Public Hearing:** Update Title 10.07.090 Conditional Use Permit, Ordinance-O-2023-13.
27. **Discussion and Action:** Update Title 10.07.090 Conditional Use Permit, Ordinance-O-2023-13.
28. **Public Hearing:** Repeal Title 10.28.270 Guesthouses Or Casitas and Replace Title 10.28.270 Accessory Dwelling Unit (ADU), Ordinance-O-2023-14.
29. **Discussion and Action:** Repeal Title 10.28.270 Guesthouses Or Casitas and Replace Title 10.28.270 Accessory Dwelling Unit (ADU), Ordinance-O-2023-14.
30. **Discussion and Action:** Update Title 10.28.230 Accessory Buildings And Accessory Uses General Requirements, Ordinance-O-2023-01.

Town Council motioned that we send back the original proposal to the Planning Commission, 10.28.230 Accessory Buildings And Accessory Uses General Requirements for them to rework. Add conditional use permit with optional mitigation options so they do not look like shipping containers or hidden on property.

#### **APPROVAL OF MINUTES**

31. Minutes: December 7, 2022.

#### **ADJOURNMENT**

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder 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](http://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.