

Minutes of the regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 14<sup>th</sup> of August, 2014 at 6:00 pm at the Smithsonian Fire Department Building, 1777 N. Meadowlark Drive, Apple Valley, Utah 84737.

1. The meeting was called to order at 6:00 pm.
2. The Pledge of Allegiance was led by Jack Davis.
3. Roll Call: Dennis Smith, Cynthia Browning, Dale Kingsley, and Jack Davis were present. Mike Maddocks was excused. Kevin Sair, representing the Town Council, was excused. Town Clerk, Nathan Bronemann was excused, but, took minutes.
4. Declarations of conflict of interests

None stated.

5. Discussion and action on attorney review of PD ordinance

Jack Davis asked if anyone had any questions on the first page of the review.

Dennis Smith said that in 10:11:1:F, Gary Kuhlmann asked what a pedestrian scale was. Dennis Smith explained that pedestrian scale was building to the proper size so that pedestrians would fit, such as not having signs to low where someone could hit their heads. He recommended removing the comment.

The board decided it would be best to leave the “setback standards” sentence where it was at the end of 10:11:4:E. The board decided to delete “zoning district (WHAT IS THIS? SHOULD IT BE “OTHER ZONING DISTRICT”?) regulations” at the end of 10:11:8:A:2. They defined “Land Use Area” as “any part of the development” in section 10:11:8:A:2. They asked Nathan Bronemann to enter the Base Density table into the ordinance as Table 1. Section 10:11:8:B:1:c:(1) was discussed and they decided to add “at which point the responsibility will be turned over to the owners” at the end of the section for clarification. They decided to leave section 10:11:8:B:1:c:(1):(A) as is. Under 10:11:8:D, they did not know to what “Reference Title 29-9” referred, and decided to delete that text. Section 10:11:8:E was clarified by removing “such as a golf course”. Section 10:11:8:F was clarified by changing “PD” to “any planned development”. Other needful corrections were made for clarification.

6. Consider approval of minutes:
  - a. March 27, 2014 Regular Meeting Minutes  
Motion made by Dennis Smith to approve the March 27, 2014 regular meeting minutes. Cynthia Browning seconded the motion. Vote: Dennis Smith-yes, Cynthia Browning-yes, Dale Kingsley-abstain, Jack Davis-yes. Motion passed 3/0 with one abstention.
7. Adjournment  
Motion made by Dennis Smith to adjourn the meeting. Cynthia Browning seconded the motion. Vote: Dennis Smith-yes, Cynthia Browning-yes, Dale Kingsley-yes, Jack Davis-yes. Motion passed 4/0.

Meeting adjourned at 7:25 pm.

Date approved: \_\_\_\_\_

ATTEST BY: \_\_\_\_\_  
Nathan Bronemann

\_\_\_\_\_  
Jack Davis