

OPENING

Chairperson Prentice brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Chairperson Prentice
Commissioner Jorgensen
Commissioner Zaharias
Commissioner Fralish
Commissioner Angell

Deputy Clerk Ben Billingsley

Declaration of Conflicts of Interest

DISCUSSION AND ACTION

1. Introduction and **Public Hearing** on amendments to 10.10.050 RE Rural Estates Zone

Ben introduced and summarized the language in the proposed changes to this code.

Co-chairperson Angell addresses the matter of a few residents of the Gooseberry subdivision who would like more restrictions. Co-chairperson Angell feels that this is best handled at the HOA level for their area and should be policed by their committees.

Rich Ososki indicates that the CC&Rs are not enforceable at this time.

Shawn Guzman (made a comment about CC&Rs) generally; anyone who is subject to CCR's has a private right of action exist for those who are a part of this area.

Chairperson Prentice opens for Public Comment.

Pam Quayle feels that 4 large animals per acre is excessive. She feels that the town just doesn't want to enforce the current ordinance and so they are changing it to allow for more animals. She shares her bad experience with a neighbor. How can the town regulate and measure if enclosures are being cleaned regularly?

Diane- the issue is not the number of animals but how they are cared for.

Margie Ososki- the majority of people would like a limit on animals.

Co-Chairperson Angell mentions that 64% of responses to the survey wanted 4 or more large animals.

Justin Cannon- We moved here many years ago for country living with animals. He likes the changes.

Rich Ososki- He doesn't mind writing up anyone who is in violation. He brings up how slow it is to follow through on nuisance violations. Once we have something identified they have 30 days to correct the issue. During this time the nuisance continues. His concern is over the time frame.

Co-Chair Angell mentions this is an enforcement problem in the town, not a code problem.

Ben reads Christy Jorgensen's comment through the Zoom chat window. She states they moved here 17 years ago with a dream to live in an agriculture environment and raise a family. We need to preserve this way of life for future generations. She does believe in respecting neighbor's property right but not in a way that removes rights from others.

Commissioner Zaharias mentions the possibility of an enforcement review committee who reviews these complaints. These issue need to be resolved. Perhaps one week to clean the stall or correct the issue instead of 30 days.

Shawn Guzman suggests that a committee is not the ideal approach. Most of the time we just need witnesses and pictures to demonstrate evidence of the complaint. This would mean a police officer inside the complainant's home smelling the issue or in the yard. The number or complaints to trigger something can be identified as well. In St. George it is 3 complaints. He recommends a time frame be established on the letter sent, such as seven days to clean up the mess or contact us if you have extenuating circumstances.

Rich Kopp commented that he doesn't feel like it is the Town's job to provide a location to dispose of animal waste.

Chairperson Prentice mentions that waste disposal here would allow for residents to use the waste for greenhouses and gardens. She prefers that to having it hauled away.

Shawn Guzman mentions you don't need to add disposal practices to the ordinance. That can be done by town policy or practice.

Rich Ososki mentions that they may want to consider adding square footage requirements for horses.

Chairperson Prentice closes Public Comments

2. Discussion and possible recommendation on 10.10.050 RE Rural Estates Zone

MOTION: Commissioner Angell moves to recommend the language, as presented, to the Town Council excluding item K and the original language proposed regarding pest, noise and smell nuisances

SECOND: Commissioner Zaharias

VOTE: Chairperson called for a vote:

Commissioner Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Zaharias	Aye
Commissioner Fralish	Aye
Commissioner Angell	Aye

3. Introduction and **Public Hearing** on amendments to 10.10.100 Recreational Vehicle Park Zone.

Chairperson Prentice opens the Public Hearing

Susan Gordon- Lives in Cedar Point. She is opposed to an RV park in her back yard. She feels this will impact the safety of her family and the value of her home. She does not believe the tiny home community near them has not been responsibly developed.

Russ Volk- RV Parks are incompatible with residential subdivisions. They increase traffic on the streets of neighborhoods. As these parks become more dilapidated decreasing the property value of homes in the area. He recommends a town wide survey be conducted. The town should never consider anything less than a 10 acre parcel for the establishment of an RV park. Fire exits should be considered in the design on a park. He recommends a 2,000 foot buffer zone be required between an RV park and any residential subdivision. He recommends stringent septic guidelines for disposing of waste from RV's such as commercial septic that is pumped out regularly.

Kate- She asks the question if the Planning Commission is happy with the tiny homes park in Cedar Point. Do you feel like that park is an asset to the subdivision?

Margie Ososki, why are they considering making it 8 acres instead of 10?

Rich Kopp- Keep the parcels larger so we have fewer small parks spread throughout town.

Tish Lisonbee- She suggests we not have park models in an RV resort. Curb and gutter in an RV park may not be necessary. She goes through a list of other items.

Jay Kleinfeldt supports what Russ said about having 2 entrances for safety and that we should have a specified distance the park should be from a residential area.

Chairman Prentice closes Public Comment

4. Discussion and possible recommendation on 10.10.100 Recreational Vehicle Park Zone

Commissioner Prentice states that RV parks should be ¼ mile from residential areas, have large lane for check-in.

Commissioner Angell states that he would rather see a few larger more professionally ran RV parks are better suited to the Town than smaller parks. He would also like to designate parking zone. He suggests 1,000 linear feet from residential areas.

Commissioner Zaharias says he would like to see parking for about 25% of the park’s capacity for check-in.

Commissioner Jorgensen would like to stay with the larger size parks over 10 acres. The buffer zone does need to be considered.

Shawn Guzman asks if they are looking at the radius from an RV parking spot/structure or the radius from the property line.

Commissioner Angell asks how to define a residential area. Is it just one home or a subdivision?

Shawn Guzman says it’s any residential zone.

Marty Lisonbee asks about the 1,000 foot buffer, perhaps just landscaping.

Chairperson Prentice closes Public Comments

MOTION: Commissioner Angell moves to table the recommendation on 10.10.100 for a future meeting.

SECOND: Commissioner Zaharias

VOTE: Chairperson called for a vote:

Commissioner Prentice Aye

Commissioner Jorgensen Aye

Commissioner Zaharias Aye

Commissioner Fralish Aye

Commissioner Angell Aye

5. Introduction and **Public Hearing** on amendments to the Apple Valley General Plan Map

Chairperson Prentice opens the Public Hearing

Rich Kopp comments that he supports larger parcels in the area and wants it to stay lower density.

Commissioner Fralish would also like to see this stay 5 acre lots and above.

Debbie Kopp mentions sections 1, 2, 3, and 4 will be the low density areas.

Mayor Lisonbee would like to clarify that the general map should only indicate the density but not zoning.

Commissioner Prentice Closes Public Comments

6. Discussion and possible recommendation on amendments to the Apple Valley General Plan Map

Co-Chairperson Angell doesn't understand what the density should be as he thinks low density would be 10 or more acres.

Ben suggests that we add the definitions to the general plan.

The mayor suggests that we would need a public hearing to change the general plan as an ordinance would be needed to make that change.

Shawn Guzman advises that they do not take action until they have those definitions in the ordinance to make a recommendation to the Town Council. You need to have a public hearing on these items.

Debbie Kopp mentions that they made the definitions in the past.

Ben mentions that they were never added to the general plan.

MOTION: Commissioner Zaharias moves to table item 6 for the general plan map amendments the next meeting

SECOND: Commissioner Angell

VOTE: Chairperson called for a vote:

Commissioner Prentice Aye

Commissioner Jorgensen Aye

Commissioner Zaharias Aye

Commissioner Fralish Aye

Commissioner Angell Aye

7. Discussion and possible recommendation on 10.28.235 Accessory Buildings and Accessory Uses General Requirements and addition of 10.28.235 Shipping Containers (Public Hearing 9/25/19)

Commissioner Angell suggests more clearly written language for colors and spacing between buildings and containers. Strike item 3 altogether. The Commission has discussion about reworking a few items and bringing back in a few weeks for approval.

MOTION: Commissioner Angell moves to table this item until the next meeting
SECOND: Commissioner Prentice
VOTE: Chairperson called for a vote:
Commissioner Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

8. Approval of minutes for March 11, 2020.

MOTION: Commissioner Zaharias moves to approve the minutes from March 11, 2020
SECOND: Commissioner Angell
VOTE: Chairperson called for a vote:
Commissioner Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

ADJOURNMENT

MOTION: Commissioner Zaharias moves to close the meeting
SECOND: Commissioner Angell
VOTE: Chairperson called for a vote:
Commissioner Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

The vote was unanimous and the motion carried

Meeting adjourned at 8:24 pm.

Date approved: July 8, 2020

Janet Prentice
Chairperson

ATTEST BY: Ben Billingsley
Ben Billingsley, Deputy Clerk