

## 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 Angell  
Commissioner Jorgensen  
Commissioner Zaharias  
Commissioner Fralish

Deputy Clerk Ben Billingsley

## NO CONFLICT OF INTEREST DECLARATIONS

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

### **CHAIRPERSON PRENTICE OPENS THE PUBLIC HEARING.**

Pam Quayle- 5 acre lots are restricted to 10 horses. She feels this is good. She would like to know the reasoning behind allowing 20 horses on 5 one acre lots.

Allen Angell mentions the majority of people on the survey want Apple Valley to be a horse community.

Margie Ososki- She comments on the possible fines and enforcement of these rules. She refers to the survey and makes several points regarding cleanliness, shelter and number of animals. She would like to see the number system for large animals explained more clearly.

Rich Ososki- Mentions the difficulties that arise when you contact a neighbor about issues. This is why he would like the town more involved on these issues and nuisance complaints. He mentions he would like a place available for people to put animal refuse.

Allen Angell suggests the town create town policies with staff that will give guidance to the code enforcer on how to handle complaints and other issues that arise. This information is not appropriate for the actual ordinance.

Gary Doelle mentions that this area since he moved here is mostly a horse and kids area. He suggests that people work together. He doesn't see why everyone is fighting.

Mayor Lisonbee mentions in the ZOOM chat that people know this ordinance is coming and people are building shelters.

Debbie Kopp in the ZOOM chat suggests that there be more discussion about where a compost pile should be placed and how it should be controlled and used.

Mayor Lisonbee replies that there is plenty of room for this.

**CHAIRPERSON PRENTICE CLOSSES PUBLIC COMMENTS**

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

Chairperson Prentice would like to add that people have one week to comply once they have been served notice.

Allen Angell suggests this may not be a good idea if someone is out of town or has a lot of refuse to remove. Perhaps give more time than one week.

**MOTION:** Commissioner Zaharias moves to accept amendment 10.10.050 amended as discussed.

**SECOND:** Commissioner Fralish

**VOTE:** Chairperson called for a vote:

Chairperson 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 RE Recreational Vehicle Park Zone

**CHAIRPERSON PRENTICE OPENS PUBLIC COMMENT**

Russ Volk- The community of Cedar Point is sensitive to this because of the tiny home project that is currently operating within Cedar Point. They are operating as a tiny home project but are in fact on wheels, not on a permanent foundation and should be considered trailers. He believes this is an illegal business operating within the town. He suggests that things be spelled out in the ordinance and not everything through development agreement. He would like these to be minimum standards that must be met even if they have a development agreement.

Margie Ososki asks if we are going to do a survey on this subject.

**CHAIRPERSON PRENTICE CLOSSES PUBLIC COMMENTS**

Chairperson Prentice would like to have acreage changed to 15 Acre minimum. She would also like to have 1,500 foot separation between park and other lots. She would like to have some requirements for septic included as well.

Mayor Lisonbee Southwest health manages the septic and sewer systems. The criteria may change. Commercial systems actually go through the state.

Commissioner Zaharias mentions the changes he mad were the 12-15 acre size; Added 1,000-1,500 feet from any residential neighborhood; Total number units are 140; Removed block wall fencing requirement; Landscaping for low water consumption; Remove perimeter fence requirement; Remove curb and gutter requirement.

Mayor Lisonbee suggests that drainage will be addressed whether or not curb and gutter is required. Some standard for roads, parking, and check-in areas based on the number of units may be helpful.

Discussion and possible recommendation on 10.10.100 RE Recreational Vehicle Park Zone

**MOTION:** Commissioner Fralish moves to table item 10.10.100 to the next meeting  
**SECOND:** Commissioner Zaharias  
**VOTE:** Chairperson called for a vote:  
Chairperson Prentice Aye  
Commissioner Jorgensen Aye  
Commissioner Zaharias Aye  
Commissioner Fralish Aye  
Commissioner Angell Aye

4. 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 that we add the colors that are acceptable to the ordinance. He mentions the colors he thinks would be appropriate. He would also like to have linear feet doubled on a 20 acre parcel.

**MOTION:** Commissioner Zaharias moves to pass amendment 10.28.235 the next meeting with the few changes that have been discussed tonight.  
**SECOND:** Commissioner Angell  
**VOTE:** Chairperson called for a vote:  
Chairperson Prentice Aye  
Commissioner Jorgensen Aye  
Commissioner Zaharias Aye  
Commissioner Fralish Aye  
Commissioner Angell Aye

5. Discussion on amendments to the Apple Valley General Plan and General Plan Map

Ben Billingsley suggests that we need to adopt into the general plan definitions for the densities in the general plan.

The commission discusses the reason for and against changing the Bubbling wells area tonight. The obstacle is to define low, medium, and high density within the general plan so we can then identify the density of areas on the map.

Commissioner Angell suggests between now and the time of the next public hearing on this subject we have the definitions locked down. Public hearing scheduled for 3 weeks.

6. Discussion on proposed zoning – Tourist Commercial  
Tabled

**ADJOURNMENT**

**MOTION:** Commissioner Fralish moves to adjourn  
**SECOND:** Commissioner Angell  
**VOTE:** Chairperson called for a vote:  
Chairperson Prentice Aye  
Commissioner Jorgensen Aye  
Commissioner Zaharias Aye  
Commissioner Fralish Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:30 pm.

Date approved: July 8, 2020

Janet Prentice  
Chairperson

ATTEST BY: Ben Billingsley  
Ben Billingsley, Deputy Clerk