



TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** July 08, 2014
From: Lori Lamson, Assistant Town Manager **Item No:** 12
Subject: DISCUSSION REGARDING MODIFICATION TO THE DEVELOPMENT CODE
REGULATION FOR FENCING TO ALLOW CHAIN LINK AROUND VACANT
PARCELS AND UNDEVELOPED PROPERTIES
Applicant: Town of Apple Valley
T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

Consider initiating a Development Code Amendment and provide direction to staff.

SUMMARY:

Under the direction of the Town Manager, this item has been agendaized for discussion purposes for consideration of a Development Code Amendment. The Town has had a recent increase in the number of vandalized vacant buildings, squatters and illegal dumping activities on parcels throughout Town. The current regulations of the Development Code prohibit fencing of a lot or vacant building. Fencing would limit trespassing or illegal entry. Vacant buildings can be fenced to protect the public from a public nuisance or safety issues, such as the Apple Valley Plaza. However, vacant development and parcels that may be at risk of illegal activity cannot be fenced under the current regulations.

Illegal activities may be discouraged with the placement of chain link fencing. This fencing could be considered on a case by case basis, meeting certain regulations and findings administered by the Planning Division. A nominal fee to recover costs could also be collected for this permit. Once a parcel is developed or re-occupied, the fencing would be removed. With the initiation of a Development Code Amendment, the staff and the Planning Commission can recommend appropriate regulations and findings for the placement of this type of chain link fencing for the Council's final consideration.

FISCAL IMPACT:

Not Applicable