

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, July 19, 2017

CALL TO ORDER

At 6:02 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for July 19, 2017, was called to order by Chairman Shoup.

ROLL CALL

Planning Commission

Roll call was taken with the following members present: Commissioner Doug Qualls, Vice-Chairman B.R. "Bob" Tinsley, and Chairman Mark Shoup. Absent: Commissioner Bruce Kallen and Commissioner Jason Lamoreaux.

STAFF PRESENT

Carol Miller, Assistant Director of Community Development, Richard Pederson, Deputy Town Engineer, Thomas Rice, Town Attorney, and Yvonne Rivera, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Vice-Chairman Tinsley led the Pledge of Allegiance.

1. APPROVAL OF MINUTES

- 1a. Minutes for the Regular Meeting of February 15, 2017
- 1b. Minutes for the Regular Meeting of June 21, 2017

Chairman Shoup commented on the need to make a correction to the Minutes for the Regular Meeting of February 15, 2017, as follows:

Agenda item no. 5:

"Mr. Thomas Rice, Town Attorney, recommended the approval of Amendment No. 2 be modified to eliminate the last sentence."

Thomas Rice, Town Attorney, recommended that the item be continued to the next regular Planning Commission Meeting, to allow him the opportunity to confirm the Motion made by the Planning Commission, and bring it back for approval.

Motion by Vice-Chairman Tinsley, and seconded by Commissioner Qualls, to continue the Minutes for the Regular Meetings of February 15, 2017, to the next Regular Meeting of August 16, 2017.

Motion Carried by the following vote: Ayes: Commissioner Qualls, Vice-Chairman Tinsley, and Chairman Shoup. Noes: None. Absent: Commissioner Kallen and Commissioner Lamoreaux. Abstain: None.

Discussion ensued amongst the Planning Commission regarding the need to make the following modifications to the Minutes for the Regular Meeting of June 21, 2017, Agenda item no. 1b.

Page 1b-7:

MOTION

Motion by Commissioner Qualls, seconded by Vice-Chairman Tinsley, that the Planning Commission move to approve the use of aluminum wood for the property located at 13970 Cronese Road:

ROLL CALL VOTE

Ayes:	Commissioner Qualls Vice-Chairman Tinsley Chairman Shoup
Noes:	None
Abstain:	None
Absent:	Commissioner Kallen Commissioner Lamoreaux

The motion carried by a 3-0-0-2 vote.

Page 1b-6, second paragraph:

Thomas Rice, Town Attorney, commented on the need to make a correction to his title as shown on Page 6, second paragraph for the minutes for the Regular Meeting of June 21, 2017 as follows:

Mr. Thomas Rice, Town Attorney

Motion by Commissioner Qualls, seconded by Vice-Chairman Tinsley, to approve the Minutes for the Regular Meeting of June 21, 2017, as amended.

Motion Carried by the following vote: Ayes: Commissioner Qualls, Vice-Chairman Tinsley, and Chairman Shoup. Noes: None. Absent: Commissioner Kallen and Commissioner Lamoreaux. Abstain: None.

PUBLIC COMMENTS:

None.

PUBLIC HEARING ITEMS

2. **Tentative Tract Map No. 18763 Time Extension 1.** The applicant proposes a request for a three (3) year time extension of a previously approved tentative tract map of 133 acres into 168 single-family lots and a ten (10)-acre park/retention basin. The map proposes lots ranging in size from 18,000 to 45,726 square-feet.

Applicant: United Engineering Group on behalf of Nona Apple Valley, LLC.

Location: The site is located at the south side of Sitting Bull Road, west of Deep Creek Road; APN 3087-161-5 & 11.

Chairman Shoup opened the public hearing at 6:11 p.m.

Ms. Carol Miller, Assistant Director of Community Development, presented the staff report as filed by the Planning Division. Ms. Miller noted the expiration date for this extension will be July 10, 2020.

Mr. Beau Cooper, Applicant, commented on Conditions EC 5, 6 and 7. He clarified for the record, that these conditions related to road dedication requirements would not be required until the final map.

Chairman Shoup asked if Applicant agreed with all Conditions of Approval.

Mr. Cooper responded yes.

PUBLIC COMMENT

None.

Chairman Shoup closed the public hearing at 6:19 p.m.

MOTION

Motion by Commissioner Qualls, seconded by Vice-Chairman Tinsley, that the Planning Commission move to:

1. Approve the applicant's request for a three (3) year time extension for Tentative Tract Map 18763.

ROLL CALL VOTE

Ayes: Commissioner Qualls
Vice-Chairman Tinsley
Chairman Shoup

Noes: None

Abstain: None

Absent: Commissioner Kallen
Commissioner Lamoreaux

The motion carried by a 3-0-0-2 vote.

OTHER BUSINESS

3. Ms. Carol Miller, Assistant Director of Community Development, presented the annual review of Development Permit projects that have been approved at staff level.

This is a receive and file item only. No action is required.

PUBLIC COMMENTS

None.

PLANNING COMMISSION COMMENTS

Commissioner Qualls announced that he would not be present at the Workshop scheduled for August 2, 2017, as he will be out of town.

STAFF COMMENTS

Ms. Miller commented on the R-M Public Workshop to be held on August 2, 2017.

Ms. Miller also informed the Planning Commission that there will be a discussion item placed on the July 25, 2017 Town Council Agenda regarding the Equestrian trails.

ADJOURNMENT

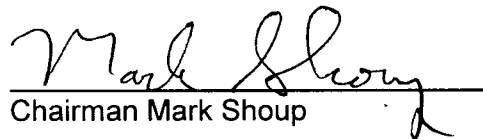
Motion by Commissioner Qualls, seconded by Vice-Chairman Tinsley, and unanimously carried to adjourn the meeting of the Planning Commission at 8:13 p.m. to the R-M Public Workshop on August 2, 2017.

Respectfully Submitted by:



Yvonne Rivera
Planning Commission Secretary

Approved by:



Chairman Mark Shoup