



**NOTICE AND CALL OF THE  
TOWN OF APPLE VALLEY TOWN COUNCIL/  
PLANNING COMMISSION  
JOINT SPECIAL MEETING – NOVEMBER 20, 2019  
6:00 P.M.**

Call to Order:

Mayor Cusack called to order the Special Session of the Apple Valley Town Council and the Planning Commission at 6:00pm

Roll call was taken with the following members present:

Present: Commissioners Tinsley, Arias, Harrison and Vice-Chairman Kallen  
Council Members Bishop, Emick, Leon, Mayor Pro Tem Nassif and Mayor  
Cusack  
Absent: None

**OPENING CEREMONIES**

**PLEDGE OF ALLEGIANCE:** The pledge of Allegiance was led by Commissioner Tinsley.

**PUBLIC COMMENTS**

Chris Connors, requested an additional special meeting concerning zoning and tracks, and asked if the 2020 master plan would be updated.

Don Brown, Victorville, informed the meeting that his clients primary concern was maximizing the use of their lots.

Bob Basen, Apple Valley, concerned that the current requirements are too restrictive and do not allow for development which would require a complete overhaul of the current requirements.

Tom Steeno, addressed a number of concerns including parking, open-space, ADA issues, setbacks and communal space.

Meny Mostaey, Apple Valley, highlighted two issues which he felt needed addressing, the restrictiveness of open space and trash cans being in the back of the properties.

Bob Basen, Apple Valley, thanked Council Member Leon and Commissioner Aries for bringing this meeting to his attention. Mr. Basen also commented on the need to lower the square footage requirements.

Jason Hastings, Apple Valley, commented on the restrictiveness of current requirements which should be addressed.

Town Manager, Doug Robertson, highlighted the fact that this meeting is to identify issues in the code, and that there would be opportunities moving forward for people to give input at both Planning Commission and Town Council.

**BUSINESS OF THE COUNCIL/COMMISSION**

**1. Discussion of Possible Modifications to the Development Code**

Commissioner Tinsley, thanked those who had come out for the meeting and asked for input about what the commission and council can do to open up development.

Commissioner Harrison, commented on the pressure from the state regarding housing.

Commissioner Aries, expressed his thanks for the comments so far and hoped to have input from the development community going forward. Commissioner Aries also stressed that there are people who need housing and that rents are rising because of the lack of available housing.

Vice-Chairman Kallen, believes the people here today are what is needed to get developments of the ground, and that there have been big shifts in both single family and multi-family housing requirements.

Council Member Bishop, agreed with many that the square footage requirements are too restrictive, but highlighted that some regulation comes from the state and federal level over which the Town has no control over.

Council Member Leon, hears a consensus on the issues that need to be addressed especially set-backs and landscaping. Council Member Leon also commented on the fact that different people have different needs, creating a need for diversity in the housing available here in the Town of Apple Valley.

Council Member Emick, wanted to make note that the Town needs to meet the state and federal requirements that are coming concerning housing. Council Member Emick also wanted to highlight that the Town Council wants developments to happen efficiently, and that developers should have a way to voice their concerns.

Mayor Pro-Tem Nassif, expressed his wish to work with developers going forward and remove the roadblocks preventing development while also maintaining Apple Valley's uniqueness and quality of life.

Mayor Cusack, commented about the exciting new commercial developments coming to Apple Valley which will require more multi-family housing, and emphasized the councils desire to work with developers to get more multi-family housing developments.

Lori Lamson Presented the staff report.

**Parking Structures,**

Discussion ensued on the need to replace the restrictive parking requirements with a standard that would make development of smaller lots easier. Also discussed is the need to maintain some parking in the development to reduce the possibility of excessive parking on Town streets.

**Open Space Requirements.**

Discussion ensued about the need to reduce the amount of communal open space to allow for bigger developments on smaller lots with more emphasis being given to private space.

**Amenities.**

Discussion ensued surrounding the need to reduce the amenities requirement which currently makes development prohibitively expensive.

**Unit Size.**

There was a consensus that the unit square footage requirement should be reduced consistent with current building trends.

**Set Backs.**

Discussion ensued surrounding the possibility of reducing set backs to allow for greater use of the space that they currently take up.

**Landscaping.**

Discussion ensued with a majority of those assembled agreeing that landscaping requirements should be reduced.

**Trash Enclosures.**

Council Member Leon, commented that the requirements for trash enclosures should be revised because of health and safety concerns surrounding enclosures placed in the back of multi-family units.

**Projects larger than 16 units.**

Discussion ensued on the issue of fees being waived for larger projects, and that all projects, regardless of size, should be incentivized.

**Distinction between townhomes, single family residences and multi-family units.**

Discussion ensued surrounding the fact that while single family residences and townhomes are similar, they should be treated differently.

**Height.**

Discussion ensued seeking to bring height requirements more in line with current multi-family trends.

**ADJOURNMENT**

Motion by Council Member Emick, seconded by Commissioner Aries and unanimously carried, to adjourn the meeting of the Apple Valley Town Council at 8:50 p.m.

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Larry Cusack, Mayor

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Kiel Mangerino, Deputy Town Clerk