

**MINUTES
TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 3, 2021**

CALL TO ORDER

Chairman Kallen called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:03p.m.

Roll Call

Present: Commissioners Tinsley; Arias; Lanyon; Vice-Chairman Harrison; Chairman Kallen

Absent: None

Staff Present

Lori Lamson, Assistant Town Manager, Daniel Alcayaga, Planning Manager; Albert Maldonado, Town Attorney, Pam Cupp, Senior Planner; and Maribel Hernandez, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chairman Harrison

ELECTION OF NEW OFFICERS:

Chairman Kallen made a motion, seconded by Commissioner Tinsley, that Vice-Chairman Harrison be nominated as Chairman of the Apple Valley Planning Commission.

Chairman Kallen made a motion, seconded by Commissioner Tinsley, that Commissioner Arias be nominated as Vice-Chairman of the Apple Valley Planning Commission.

ROLL CALL VOTE

Yes: Commissioner Tinsley
Commissioner Arias
Commissioner Lanyon
Chairman Kallen
Vice-Chairman Harrison

Noes: None

Abstain: None

Absent: None

The motion carried by a 5-0-0-0 vote

RECESS FOR REORGANIZATION

Chairman Harrison reconvened the meeting of the Planning Commission at 6:10 p.m.

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

None

PUBLIC HEARING

Development Code Amendment No. 2021-001. An amendment to Title 9 "Development Code" of the Town of Apple Valley Municipal Code modifying development standards applicable to the construction of multi-family housing. The Planning Commission shall consider amending various sections of the Development Code relating to setbacks, drive aisle widths, unit sizes, required storage and required separation distances between structures. Also under consideration are density-based site development standards consisting of building height, parking, trash enclosures, equipment screening, landscaping, private and common open space, laundry facilities, amenities, requirements for architectural variations for projects consisting of multiple duplex structures and project phasing requirements.

Pam Cupp, Senior Planner presented the staff report as filed with the Planning Division.

Commissioner Tinsley asked how much public and professional input was received. The Commission expressed concern that invitations to stakeholders may not have been effectively provided.

Ms. Cupp said the input has been collected over several years and also from the Multi-family Housing Ad Hoc Committee that consisted of Town Council Members, Planning Commissioner, and an Architect. Ms. Cupp also said several workshops were held and developers and landowners were invited to participate.

Chairman Harrison said the Ad Hoc Committee had a long list of concerns that were brought up by builders and real estate representatives and the Committee worked through all the concerns and generated a list of recommendations.

Chairman Harrison asked if the Fire District commented on the recommended changes.

Ms. Cupp said the report was sent to the Fire District to review and they made a recommendation that when structure height exceeds thirty-five (35) feet, a thirty-six (36)-foot wide fire lane should be required to accommodate a ladder truck.

Commissioner Lanyon asked if the fees were going to be reviewed. Dialogue ensued relating to development fees, impediments related to multi-family development and the need to provide a variety of housing options for the Town's residents.

Commissioner Tinsley excused himself from the meeting at 6:45pm.

Spencer Bogner with Randall Lewis commented on the correspondence he submitted.

Commissioner Kallen asked staff if they have responses to Mr. Bogner's concerns.

Daniel Alcayaga, Planning Manager said staff had an opportunity to review Mr. Bogner's concerns and had made some changes to the resolution.

Chairman Harrison closed the Public Hearing at 7:14pm.

Discussion ensued amongst the Commission.

The Commission expressed concern that the reduction of standards could possibly create a situation where buildings would be "crammed" together and recommended greater structure separation and building setbacks than those recommended by the Ad Hoc Committee.

Discussion ensued regarding unit size. It was the consensus of the Commission to increase the minimum unit size recommended by the Ad Hoc Committee.

Chairman Harrison called for a short recess at 8:30pm.

Chairman Harrison reconvened the meeting of the Planning Commission at 8:34 pm.

The Commission to review the modifications proposed by the Ad Hoc Committee.

Private lockable storage space was discussed extensively. The Commission consensus was to decrease the required lockable storage space from 400 cubic feet to 200 cubic feet. It was further decided to require storage space within a carport to be constructed with a durable, weather resistant material and that wood constructed storage space not be permitted within a carport.

Discussion ensued regarding the definitions for "Amenities." It was recommended to add several additional items to both recreational and nonrecreational amenities.

Motion by Chairman Harrison, second by Vice-Chairman Arias to adopt Planning Commission Resolution No. 2021-001 as amended:

Modify Section 9.29.070(1)(d) to read:

"Rear yard – Fifteen (15) feet"

Modify Section 9.29.070(2) to read

“Separation Between Buildings. Habitable and non-habitable buildings on the same lot shall be separated by a minimum of ten (10) feet. Structures greater than two (2)-stories shall be separated by a minimum of fifteen (15) feet. Over three (3) stories shall have a minimum separation of thirty (30) feet, or greater as determined by the Apple Valley Fire Protection District.”

Modify Section 9.29.070(3) to read:

“Minimum Dwelling Unit Size. The minimum dwelling unit size, exclusive of any balcony or private open space shall be as follows:

- a. Studio - 500 square feet
- b. One Bedroom - 700 square feet
- c. Two Bedroom - 900 square feet
- d. Three Bedroom and larger - 1,100 square feet. For every bedroom increase above a 3-bedroom, an additional 150 square feet shall be added to the minimum unit square footage.

Where single family homes are constructed within the R-M District and/or in the Mountain Vista neighborhood, the minimum home size shall be 1,000 square feet. (The Mountain Vista neighborhood is described in Section 9.28.020 H – Footnote No. 1).”

Modify Sections 9.29.070(D)(6) to read:

“Storage. No additional storage will be required in addition to a two (2)-car garage. Absent of a private garage, 200 cubic feet of lockable storage space shall be provided and constructed of durable, weather resistant material if located within a covered parking structure. Wood construction is not permitted.”

Modify Section 9.29.070(E)(8) to read:

“Storage. A minimum of 200 cubic feet of lockable storage space shall be provided and constructed of durable, weather resistant material if located within a covered parking structure. Wood construction is not permitted.”

Modify the definition of both recreational and nonrecreational amenities as follows:

“Amenity, Recreational

Amenities that provide opportunity for physical activity such as exercise, entertainment or athletic facilities. These could include, but are not limited to, recreation rooms, fitness centers, outdoor exercise equipment, swimming pools and spas, tennis courts, putting greens, playgrounds, splash pads, outdoor grill areas with shaded seating, dog park or community vegetable gardens.”

“Amenity, Nonrecreational

Amenities providing for passive enjoyment and/or convenience facilities. Convenience facilities may include but are not limited to, security systems, package lockers, bicycle lockers, in-unit washer and dryer, high speed internet, or electric car charging stations.

Passive enjoyment amenities may include but are not limited to enhanced common open areas incorporating water features, fire pits (non-wood burning) or public art with shaded seating areas. Providing fifteen (15) percent of the project site as common usable open space shall count as a single non-recreational amenity.”

Modifications to all associated tables to reflect the above modifications shall be incorporated with the motion.

Motion by Chairman Harrison seconded Vice-Chairman Arias to approve Planning Commission Resolution 2021-001.

ROLL CALL VOTE

Yes:	Chairman Harrison Vice-Chairman Arias Commissioner Kallen Commissioner Lanyon
Noes:	None
Abstain:	None
Absent:	Commissioner Tinsley

The Motion Carried by a 4-0-0-1 vote.

OTHER BUSINESS

None

PLANNING COMMISSION COMMENTS

Vice-Chairman Arias thanked Commissioner Kallen for his hard work as Chairman.

STAFF COMMENTS

Mr. Alcayaga updated Planning Commission on the Active Projects report.

Ms. Cupp said she would update the resolution and send it out for review.

ADJOURNMENT

Motion by, Commissioner Kallen, seconded by Vice-Chairman Arias and unanimously carried, to adjourn the meeting to its regularly scheduled Planning Commission meeting on February 17, 2021.

Respectfully Submitted by:

A handwritten signature in cursive script, appearing to read 'MH', written over a horizontal line.

Maribel Hernandez
Planning Commission Secretary

Approved by:

A handwritten signature in cursive script, appearing to read 'Joel Harrison', written over a horizontal line.

Chairman Joel Harrison