

**TOWN OF APPLE VALLEY
TOWN COUNCIL – SPECIAL MEETING
MINUTES – JUNE 9, 2009**

The Special Meeting of the Town of Apple Valley Town Council was called to order at 4 p.m. by Mayor Roelle at Town Hall, 14955 Dale Evans Parkway, Apple Valley, California.

ROLL CALL

Roll call was taken with the following members present: Council Members Peter Allan; Ginger Coleman; Mayor Pro Tem Scott Nassif; Mayor Rick Roelle. Absent: Councilman Bob Sagona.

1. **[General Plan Amendment No. 2008-001 \(General Plan Update\), Annexation No. 2008-001 and Annexation No. 2008-002](#)**

Nicole Cristi, Consultant, introduced the second public hearing for the General Plan Update. She requested that at the conclusion of this meeting, that it be continued to the meeting of June 23, 2009 for final adoption.

Carl Coleman, Altec Engineering, commented on Agenda Item Number 1. He stated that he owns property in the area and expressed concern regarding the lots and the need for improvements to those lots. He noted that the lots were in front of the country club. He asked that the property remain residential. He also recommended that any requests for changes be done through a General Plan Amendment.

Nicholas Dawson, Apple Valley, commented on the use of Rimrock Avenue as a major thoroughfare. He recommended that speed bumps be placed along this road to slow the flow of traffic.

Aubrey Burke, Apple Valley, recommended that an area be developed in Apple Valley where people could both live and work affordably.

Ms. Cristi introduced the items for discussion.

Consider Land Use Change Requests (Change Request TC5 and TC6)

Ms. Cristi explained this request and identified on the map where the property was located. She stated that the current zoning is medium density.

Councilwoman Coleman stated that she had a conflict of interest on this item and would not be participating in the vote.

MOTION

Motion by Mayor Roelle, seconded by Councilman Allan to change the zoning on this property to office zoning.

Vote: Motion carried 4-0-1-0

Yes: Councilmember's Allan; Sagona; Mayor Pro Tem Nassif; Mayor Roelle. Abstain: Councilwoman Coleman.

Ms. Cristi continued her presentation discussing TC6. She discussed the size of the lots and the current zoning for the area.

Carl Coleman, on behalf of Dino DeFazio, stated that sewers were brought into this area for utilization and the sewers best fit multi-family realm. He believed that dividing the lots would be very difficult. He recommended the property remain multi-family.

Ken Henderson, Assistant Town Manager, Economic and Community Development, commented on the discussions of this matter by the various subcommittees. He expressed concern regarding the need to possibly rezone to medium zoning. He recommended that the Town Council remember that multifamily is typically used to buffer single family zoning.

MOTION

Motion by Mayor Pro Tem Nassif, seconded by Mayor Roelle, to retain the recommendation of the General Plan Advisory Committee for TC6.

Vote: Motion carried 4-0-1-0

Yes: Councilmember's Allan; Sagona; Mayor Pro Tem Nassif; Mayor Roelle. Abstain: Councilwoman Coleman.

Consider Planning Commission Recommendations

Ms. Cristi commented on the recommendations that the Planning Commission made on various items.

Mayor Pro Tem Nassif asked for clarification on the Bear Valley Road Project.

Ms. Cristi explained that the applicant requested and the Planning Commission agreed to change the zoning to mixed use.

MOTION

Motion by Councilman Allan, seconded by Councilwoman Coleman, to approve the recommendations of the Planning Commission.

Vote: Motion carried 5-0-0-0

Yes: Councilmember's Allan; Coleman; Sagona; Mayor Pro Tem Nassif; Mayor Roelle.

Consider Town Council Comments on the General Plan

Ms. Cristi discussed the proposed recommendations regarding this issue.

Mr. Henderson commented on the zoning. He stated that once the General Plan is adopted, the Development Code must also be amended to coordinate the two documents.

Mayor Pro Tem Nassif expressed concern regarding improper zoning throughout the Town.

John Brown, Town Attorney, explained that there should be language within the General Plan that would shift the size of parameter lots when surrounding lots/character of the area is considered. He spoke of the time needed to develop such language.

Discussion ensued regarding changing the zoning in areas where estate lots are located.

Dino DeFazio, Developer, stated that he would like to see a clear and concise rule on this issue. He believes the placement of a buffer would be a good idea if it's a clear and concise rule. He recommended the problem be solved during the General Plan process.

Ms. Cristi finalized her report with the review of each element within the proposed General Plan.

Councilwoman Coleman expressed concern regarding the first portion of the map and the policy listed on Page 22.

Discussion ensued regarding the zoning in the deep creek area. It was noted that approval of the map as submitted would not allow tract homes in the deep creek area.

Ms. Cristi explained that this meeting was to discuss General Plan designation and not Development Code designations. She stated that those discussions would take place at a later date.

Mr. Henderson commented on state requirements regarding the General Plan process.

Upon conclusion on her comments, Ms. Cristi reminded the Town Council that this item would be continued to the meeting of July 14, 2009 at 6:30 p.m. for adoption. She stated that the additional time was needed to complete the Environmental Impact Report.

ADJOURNMENT

Motion by Councilman Allan, seconded by Mayor Roelle and unanimously carried, to adjourn the Special meeting at 5:40 p.m.

Town Clerk

Mayor