

Minutes taken at the Town of Apple Valley, Regular Planning Commission meeting that was held on the 29th day of November, 2012 at 6:00 pm at the Smithsonian Fire Department Building, 1777 N. Meadowlark Drive, Apple Valley, Utah 84737.

1. The meeting was called to order at 6:00 pm.
2. The Pledge of Allegiance was led by Jack Davis.
3. Roll Call: Zeniff Hathaway, Dennis Smith, Jack Davis and Mike Maddocks, were present. Alternate member Margaret Ososki was present and participating. Cynthia Browning and Kevin Sair were excused. Bob Davis of Ensign Engineering and Hank Isaksen were also present.
4. Declarations of conflict of interests
None stated.
5. Review of Phase One of Jepson Canyon Resort Master Plan

Bob Davis said they wanted to address the first phase of the Jepson Canyon Resort and the process it would take to get started. Bob Davis distributed phase one drawings to the board.

Hank Isaksen said there would be four lanes coming off of the Highway and after the round about it would reduce to two lanes, one in each direction. He said the proposed phase one had 18 units built on "pads". He explained that the pads were the footprint of the home and the rest of the land around the homes would be common area maintained by the home owners association.

Mike Maddocks asked if the street would be wide enough for street parking.

Hank Isaksen said each home would have a two car garage and enough room to park two cars in the driveway, but street parking would not be allowed. He said there would also be guest parking lots built. He said there would be a 23-foot wide median in the middle of the road.

Jack Davis asked if there was enough room for emergency vehicles.

Hank Isaksen said they more than meet the minimum requirements. He said there would be columnar basalt columns used as fence posts in the stucco walls around the gated area and around the bus parking area. He said there would be many villages themed to different native groups. He said they were looking at using smaller shuttle busses to move people in and out of the resort.

Zeniff Hathaway asked about residents taking their children to the highway to catch a school bus.

Hank Isaksen said he hadn't thought of that, but that the children would likely have to be taken down to the highway to catch a school bus.

Margaret Ososki asked what the square footages would be.

Hank Isaksen said they were all three bedroom and three bath with an optional garden level (basement) ranging from 2,000 square feet to almost 4,000 square feet. He said they would also have casitas. He said he would be living in the first home permanently.

Zeniff Hathaway asked what lighting they would be using.

Hank Isaksen said they wanted to keep the night sky, and that they would be using minimal lighting with reflective road signs. He said each home would have downward facing sconce lighting.

Jack Davis said Brent Bennett had provided him with information from MLO regarding a low light ordinance. He said they could discuss in depth at a later time to improve the Town's ordinance.

Bob Davis said both he and Mr. Isaksen appreciated Jack Davis sending them that information and that they both agree with it.

Mike Maddocks asked what the road width would be.

Hank Isaksen said they would be 12 feet minimum per lane with a minimum of 24 feet across. He said they wouldn't use a high back curb in the neighborhood areas.

Jack Davis said the proposed development would meet the Town's proposed open space requirements. He said that UDOT had approved of the entry/exit area. Jack Davis asked where they were sitting as far as direction.

Hank Isaksen said they would like to do a special improvement district as well as a subdivision in order to get bonded.

Jack Davis asked about who might be funding the project.

Hank Isaksen said Steve Young might help funding as well as Johnny Miller. He said Marille Osmond would likely be funding. He also said that half a dozen Indian chiefs would like to help fund as well.

Jack Davis asked what the timeframe was.

Hank Isaksen said that funding was always an issue. He said that Entrada was funded the day before his permitting expired. He said that he had funding put together to build the first house and was looking into an SID.

Jack Davis asked about their meeting with UDOT.

Hank Isaksen said they would have to add lanes making the highway 4 lanes at the entry/exit of the resort.

Margarte Ososki asked what a special improvement district was.

Hank Isaksen said it was a method where the city would sign off on a bonding source and every lot that would be sold would help to repay that bonded money. He said that it would likely be 20 years, but that it would be paid off at the closing of each house.

Jack Davis said there would be need for a pioneer agreement, where all questions would remain as to what would take place in the development.

Bob Davis said the pioneer agreement was very common that gave more detail in addition to the ordinances as to what would take place.

Zeniff Hathaway asked if there would be any money required from the Town for the development.

Hank Isaksen said no money would be required from the Town for the development. He added that there were two 501(c)(3) (non-profit) organizations planned in the resort.

Margaret Ososki asked if they would be using sewer.

Hank Isaksen said that they would be using a dry sewer system and no septic tanks.

Jack Davis asked if they had any fundraising activities planned.

Hank Isaksen said they planned to have many fundraising activities including some with the Native Americans.

Jack Davis said that he and the board appreciated how far they had come.

Margaret Ososki asked about the density.

Hank Isaksen said they would end up at less than one unit per acre.

Bob Davis handed out information that explained the planned open space of the resort. He explained that they would have 12% open space without any of the credits and with the credits they would have over 24% open space.

Hank Isaksen said since they were not required to have subdivision approval for up to 9 homes, he would like to get a building permit for the first home as soon as possible.

Mike Maddocks said they would be required to have different zones within the resort. He said he would like to have a new zone created called a recreational resort zone that would encompass the entire proposed resort. He said he was concerned about the width of the roads.

Hank Isaksen said that in Entrada they have had semi moving trucks come in without problems. He said that part of where they wanted to build phase one is currently zoned commercial. He asked if that would be a problem.

Mike Maddocks said that it would need to be changed but that the proposed recreational resort zone should cover the whole project.

Jack Davis expressed concern that the commercial zone may not allow for the shuttle busing.

Jack Davis said they all appreciated the input. He reiterated that the next step would be to get a building permit.

Hank Isaksen said he would like to get a letter from the Town stating that they approved of the project moving forward.

Mike Maddocks said Hank should present a development agreement as a PUD and they could then review it and make recommendation to the Town Council.

Jack Davis recommended that the Planning Commission review the proposed recreational resort zoning as well as the proposed lighting ordinance in the December 13th meeting.

Hank Isaksen said he could bring in samples of the proposed lighting.

Jack Davis said to review the proposed items on December 13th should only take about a half hour. He said he had sent this information out to the other Planning Commission members by email.

Margaret Ososki said she would not be present on December 13th.

Dick Naylor said he felt that Hank Isaksen could be trusted and that he would like to see something get done here in Apple Valley. He asked if the board had changed the density requirements.

Jack Davis said the board had reviewed all of the Land Use Ordinances but that they had not yet been reviewed by legal.

6. Adjournment

Motion made by Jack Davis to adjourn the meeting. Dennis Smith seconded the motion. Vote: Zeniff Hathaway-yes, Dennis Smith-yes, Jack Davis-yes, Mike Maddocks-yes, Margaret Ososki-yes. Motion passed 5/0.

Meeting adjourned at 7:03 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Cynthia Browning
Planning Commission Co-Chairman