

Minutes of the regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 27th day of April, 2017 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: Lee Fralish, Janet Prentice, Cynthia Browning, Dale Kingsley and Jack Davis were present. Legal counsel was excused. Nathan Bronemann was present taking minutes.
4. Declarations of conflict of interests

None stated.
5. Discussion and action on zone change of AV-1343-A-3 from OST to General Commercial (C-3) – Cory and Micah Gubler

Jack Davis explained that the owners wanted to put rental cabins on the property and needed a C-3 zoning to do so. He said letters would go out to the adjoining property owners notifying them of a public hearing.

Janet Prentice asked how the property owners in the area felt about the change.

Cory Gubler said he had owned the land for over ten years. He said he had discussed the proposal with the Merritts and John Weaver and they didn't have any concerns. He said he had not contacted the Thompsons to the east or the vacant property owners to the south.

Janet Prentice asked how many cabins he planned to build.

Cory Gubler said he planned on building two units that he and his brother would stay in them and rent them out short-term when they were not using them.

Cynthia Browning asked if he planned on building more units in the future.

Cory Gubler said in the future he might build a total of four, but he had not intention of flooding the property with the units. He said the only bordering resident was John Weaver and his home was over 200 feet from the property line.

Jack Davis asked how the neighbors had responded to the proposal.

Cory Gubler said both the Merritts and Mr. Weaver were okay with the proposal.

Jack Davis expressed concern with unwanted traffic and noise.

Cory Gubler said all rules and concerns can be listed on the booking site to notify potential renters of the expectations.

Cynthia Browning expressed concern with having commercial zoning so close to residential zoning.

Jack Davis said it wasn't that the Town didn't want these lodging businesses, but they needed to be controlled.

Cory Gubler said he had had some great experiences with short-term rentals.

Lee Fralish asked how large the units would be.

Cory Gubler said they would be approximately 500 sq. ft.

Cynthia Browning said the only thing to do would be to schedule a public hearing to solicit feedback from those in the area.

Dale Kingsley asked about the parking.

Cory Gubler said there would be space for two vehicles in front of each unit on the property.

Dale Kingsley asked if there would be RV hookups.

Cory Gubler said there would not and he would not allow RVs.

Motion made by Janet Prentice to schedule a public hearing for the zone change on May 11th, 2017 at 6:00 pm. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-yes, Jack Davis-yes. Motion passed 5/0.

6. Discussion and action on zone change of AV-1365-P from OST to Residential 10-acre (R-10) – Richard Crawford

Nathan Bronemann explained that Mr. Crawford was selling the parcel and wanted to ensure the parcel was not further subdivided.

Motion made by Jack Davis to schedule a public hearing for the zone change on May 11th, 2017 at 6:00 pm. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-yes, Jack Davis-yes. Motion passed 5/0.

7. Consider approval of minutes:

- a. January 26, 2017 Meeting Minutes

Motion made by Jack Davis to approve the January 26, 2017 meeting minutes. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-yes, Jack Davis-yes. Motion passed 5/0.

8. Adjournment

Motion made by Lee Fralish to adjourn the meeting. Cynthia Browning seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-yes, Jack Davis-yes. Motion passed 5/0.

Meeting adjourned at 6:30 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Jack Davis