

Minutes of the regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 10th of August, 2017 at 6:00 pm at the Town Office 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, Dale Kingsley, Cynthia Browning and Jack Davis were present. Mayor Moser was present. Robert Campbell was present. Curtis Neilson of Ensign Engineering was present. Legal counsel was excused. Nathan Bronemann was present taking minutes.

4. Declarations of conflict of interests

None stated.

5. Discussion and possible action on zone change to Agricultural for AV-1330-E – Marty & Tish Lisonbee

Marty Lisonbee said his land was still vacant land and he wanted to zone the property to agricultural since they had horses.

Motion made by Jack Davis to schedule a public hearing for the proposed zone change on August 24th, 2017 at 6:00 pm. 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.

6. Discussion and possible action on the proposed minor subdivision of AV-1378-D – Kendra Webb

Kyle Wipf said Mrs. Webb was just looking to subdivide property.

Jack Davis said there were some additional requirements that needed to be met before they could complete a review of the request.

This item was continued until next meeting.

7. Discussion and possible action on Site Plan for AV-1337 – Aaron Stout

Aaron Stout said he was proposing the development of 23 nightly rental units on a 5-acre parcel. He said he was aware of further engineering and site plan requirements that needed to be met.

Jack Davis mentioned that there was a wash on that narrow piece of property.

Aaron Stout said there was about 3/4 acres on the other side of the wash and that he didn't intend to develop that land at this time.

This item was continued until next meeting.

8. Discussion and possible action on General Plan Amendment for AV-1311-A-7 (RE-40,000 to PD) – Majestic Development

Nathan Bronemann explained that the reason for the zone change request was a proposed planned commercial development with rental cabins. He said the reason it was proposed to be a Planned Development zone was that with commercial, any type of commercial business could be placed on the property. With Planned Development, the Town could stipulate restrictions to ensure the project had minimal impact on the neighboring residential area. He said there would be a public hearing scheduled in the future for the public to give their feedback on the proposal.

Motion made by Jack Davis to continue this item until next 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.

9. Discussion and possible action on Zone Change for AV-1311-A-7 (OST to PD) – Majestic Development

Motion made by Jack Davis to continue this item until next 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.

10. Discussion and possible action on Site Plan for RV Park for AV-CDPT-3-12, 13, 14, 15 – Brant D. Tuttle

Brant Tuttle said they were proposing RV park sites on these four lots. He said it was the intent of the two owners to list these sites online.

Jack Davis read the list of required engineering items. He said he was concerned with safety and trailers being able to navigate the area.

Motion made by Jack Davis to continue this item until next 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.

11. Consider approval of minutes:

a. July 13, 2017 Meeting Minutes

Motion made by Jack Davis to approve the July 13, 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.

12. Adjournment

Motion made by Jack Davis to adjourn the meeting. 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.

Meeting adjourned at 6:16 pm.

Date approved: _____

ATTEST BY: _____

Nathan Bronemann

Jack Davis