

Minutes of the regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 11th day of August, 2016 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 6:03 pm.
2. The Pledge of Allegiance was led by Cynthia Browning.
3. Roll Call: Lee Fralish, Janet Prentice, and Cynthia Browning were present. Dale Kingsley arrived late. Jack Davis was excused. Ron Brown representing the Town Council was present. Rod Mills 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 action on simple subdivision of AV-1376-K-1 – Kurt Barlow

Dale Kingsley arrived at 6:07 pm.

Rod Mills said he had reviewed the proposal to split the parcel. He said there is currently no current legal access to the proposed parcels and it would need to be classified as a minor subdivision. He said a half-width roadway would need to be dedicated providing access to the parcels created from AV-1376-K-1 as well as a full width road access to parcel to the east. He recommended that the preliminary and final plat reviews be combined into one review.

Nathan Bronemann added that a title report would need to be prepared for review.

Motion made Cynthia Browning to schedule a public hearing for the subdivision on August 25th, 2016 at 6:00 pm. Janet Prentice seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes. Motion passed 4/0.

6. Discussion and action on Cedar Point Subdivision Phase 4 Preliminary and final approval – Jerry Eves

Vincent Blackmore, representing the owners of the property, stated that he wanted to address any concerns the Planning Commission might have. He said they intended to work with the Town to bring everything up to spec to get the subdivision approved in order to sell lots. He said they had considerable development experience.

Rod Mills recommended that this was a phase of the original Cedar Point Subdivision. He said all improvements had been put in. He said this portion had just never been recorded. He said he had reviewed all of the original plans and found no issues with those plans. He said that the roadways and storm drainage improvements were now about 15 years old and would need to be brought up to spec before approval. He said he needed to continue to evaluate the storm drainage issues before he made final recommendations.

Lee Fralish asked if a holding pond would be appropriate.

Rod Mills said he didn't feel that a holding pond would be needed.

Vincent Blackmore said that as they build in the area, they would be very cognizant of the drainage issues on each lot. He said that a slurry seal would be appropriate to bring the roads up to spec.

Motion made Cynthia Browning to schedule a public hearing for the subdivision on August 25th, 2016 at 6:00 pm. Lee Fralish seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes. Motion passed 4/0.

7. Consider approval of minutes:

a. May 26, 2016 Meeting Minutes

Motion made by Cynthia Browning to approve the May 26, 2016 meeting minutes. Janet Prentice seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes. Motion passed 4/0.

8. Adjournment

Motion made by Janet Prentice to adjourn the meeting. Lee Fralish seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes. Motion passed 4/0.

Meeting adjourned at 6:29 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Jack Davis