

Minutes of the regular meeting & public hearing of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 25<sup>th</sup> 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 6:00 pm.
2. The Pledge of Allegiance was led by Lee Fralish.
3. Roll Call: Lee Fralish, Janet Prentice, and Dale Kingsley were present. Jack Davis and Cynthia Browning were excused. Mayor Moser representing the Town Council was present. Legal counsel was excused. Nathan Bronemann was present taking minutes.

4. Declarations of conflict of interests

None stated.

5. Public hearing on simple subdivision of AV-1376-K-1 – Kurt Barlow

The proposed subdivision was explained.

Motion made Lee Fralish to close the public hearing. Janet Prentice seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes. Motion passed 3/0.

6. Public hearing on Cedar Point Subdivision Phase 4 Preliminary and final approval – Jerry Eves

The proposed subdivision was explained.

Rich Kopp asked about the road and drainage improvements.

Vincent Blackmore said that once the home development starts to take place, many of the drainage issues will go away. He explained that the home pad is placed above the street level to facilitate drainage away from the home and toward the street.

Rich Kopp asked about the timeframe.

Vincent Blackmore said they wanted to get started as soon as possible.

Motion made Janet Prentice to close the public hearing. Lee Fralish seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes. Motion passed 3/0.

7. Discussion and action on simple subdivision of AV-1376-K-1 – Kurt Barlow

Lee Fralish said engineering still needed to review final plans before they would approve.

Motion made Dale Kingsley to recommend the Town Council approval of the simple subdivision. Janet Prentice seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes. Motion passed 3/0.

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

Lee Fralish said engineering still needed to review final plans and the improvements needed to be brought up to standards prior to approval.

Motion made Janet Prentice to recommend the Town Council approval of phase 4 of the subdivision. Dale Kingsley seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes. Motion passed 3/0.

9. Consider approval of minutes:

- a. August 11, 2016 Meeting Minutes

Motion made by Lee Fralish to approve the August 11, 2016 meeting minutes. Janet Prentice seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes. Motion passed 3/0.

10. Adjournment

Motion made by Dale Kingsley to adjourn the meeting. Janet Prentice seconded the motion. Vote: Dale Kingsley-yes, Lee Fralish-yes, Janet Prentice-yes. Motion passed 3/0.

Meeting adjourned at 6:22 pm.

Date approved: \_\_\_\_\_

ATTEST BY: \_\_\_\_\_  
Nathan Bronemann

\_\_\_\_\_  
Jack Davis