

Minutes of the public hearing and regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 28<sup>th</sup> of September, 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, Cynthia Browning, and Jack Davis were present. Dale Kingsley was excused. Mayor Moser, Robert Campbell, Trevor Black were present. Rod Mills of Ensign Engineering was present. Legal counsel was excused.
4. Declarations of conflict of interests

None stated.

5. Discussion and possible action on Site Plan with rental units for Zion's Tiny Getaway Project on parcels AV-CDPT-3-12, 13, 14, 15 – Brant D. Tuttle

Mr. Tuttle said they had discussed other options to improve the access to the project. He requested the Planning Commission make a recommendation to move the matter along to the Town Council.

Jack Davis asked if they had made changes to improve the Canyon access.

Mr. Tuttle said they had done so.

Rod Mills said they were making progress, but they still needed to work out some details. He said he would prefer traffic stay closer to Canyon Drive on the east end of Cactus Drive.

Jack Davis asked Mr. Tuttle if he had been in contact with UDOT.

Mr. Tuttle said he had spoke with Scott Snow and they were evaluating the project.

Motion made by Janet Prentice to forward this item to the Town Council with the recommendation to approve pending all issues concerning access be resolved. Cynthia Browning seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

6. Public Hearing on Zone Change of AV-1343-A-3 (OST to RE-40,000) – Cory Gubler

Gloria Charles asked for more clarification on the location.

Janet Prentice said the parcel was just past Harold Merritt.

Margaret Ososki asked how large the property was.

Nathan Bronemann said it was 10 acres.

Motion made by Janet Prentice to close the public hearing. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

7. Discussion and possible action on Zone Change of AV-1343-A-3 (OST to RE-40,000) – Cory Gubler

Janet Prentice said she would like to see the property as residential, rather than commercial as was previously requested.

Motion made by Cynthia Browning to recommend Town Council approval of the proposed zone change. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

8. Public Hearing on Lot Split of AV-1337-A-1-A-1-A – Little Creek Land Co.

Hank Isaksen said the project was right across the Highway from the Chevron gas station. He said the split lot would be about 23 acres.

David Calder gave a presentation on the proposed Village of Many Nations project. He explained the location.

Hank Isaksen explained that the Village of Many Nations was a Native American heritage center. He said it had been in the works for many years. He said Paiute chief Gary Tom was involved in the project.

David Calder said the project was a non profit 501-C3.

Hank Isaksen said the buildings would be built by Native Americans. He said there would be a walking tour and lunch served. He said guests would have the option to spend the night in a teepee. He said they were working with the USDA on funding opportunities. He said the Village of Many Nations would encompass 13 acres of the split parcel.

Arthur Letkey, aka Thunder Bear said the State of Utah and Washington County were in support of the project.

Hank Isaksen said there would be authentic Native American wares for sale as well as craft classes.

John McNamara asked if the traffic impact was being addressed.

Hank Isaksen said they were working with UDOT and eventually there would be a traffic light at the highway intersection.

John McNamara asked about the green line on the plan.

David Calder said there would be a landscaped berm with a wall built on top of the berm.

Hank Isaksen said most of the area would be native landscaping. He said the path would likely be made of red cinders. He said the amphitheater would be up against the edge of the cliff.

Mike McLaughlin expressed concern over lighting and noise.

Hank Isaksen said his group was very concerned with the night sky. He said they originally brought the concern to the Town.

Margaret Ososki asked if this project was replacing the trailer project.

David Calder said it was replacing the previous trailer area. He said he was part of the local Night Sky chapter.

John McNamara asked about job creation.

Hank Isaksen said they would be employing a lot of employees.

Margaret Ososki asked how many teepees were planned.

Hank Isaksen said there were a total of 20.

Margaret Ososki asked where the employees would be staying.

Hank Isaksen said they would stay on site in small dwellings.

Rich Kopp said it was nice to have the projects, but the Town had power, water and traffic issues. He said he didn't feel the project was appropriate for Apple Valley.

Hank Isaksen said they had been working with UDOT for several years on the project. He said UDOT would soon be widening the road.

Janet Prentice said now that there would be new coal mining out by the mesa, there would be a bypass road put in that would decrease traffic on Highway 59.

David Calder said once the road was widened, it would help with safety.

Jack Davis said Mayor Moser and Robert Campbell were in attendance. He said Robert Campbell was the Planning Commission liaison. He asked Mr. Campbell if he had anything to add.

Mr. Campbell said he would like to get more information from the presenters before he commented.

Arthur Letkey showed some pictures of the type of artwork and teepees that would be part of the project. He said the teepees would have gravel floor. He said there would be electricity for minimal lighting.

Jack Davis added that similar teepees were out in Bryce Canyon.

Arthur Letkey continued his presentation. He said the look of the entrance would be rock similar to what you find in Lee's Ferry.

Margaret Ososki asked if this "Ingin Village" would be open year round.

Hank Isaksen said it would be.

Suzie Shirk suggested the project be delayed until UDOT complete their widening project.

Motion made by Janet Prentice to close the public hearing. Lee Fralish seconded the motion.

Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

9. Discussion and possible action on Lot Split of AV-1337- A-1-A-1-A – Little Creek Land Co.

The Planning Commission reviewed the lot split map.

Motion made by Lee Fralish to recommend Town Council approval of the lot split. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

10. Public Hearing on Zone Change of proposed new parcel split from AV-1337-A-1-A-1-A along Highway 59 from Open Space Transitional (OST) to Commercial 2 (C-2) – Little Creek Land Co.

Motion made by Cynthia Browning to open the public hearing. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

Margaret Ososki asked what the zone change was.

Jack Davis said it was going from Open Space Transitional (OST) to Commercial 2 (C-2).

Margaret Ososki asked what C-2 was.

Rod Mills gave a brief discussion on the three different commercial zones.

Suzie Shirk asked the Planning Commission to consider the traffic impact. She said nothing should be passed until UDOT improvements were made with a center divider all the way from Lake Powell.

Janet Prentice said she felt like it would be a nice improvement.

Lee Fralish said if they waited for UDOT, it may never happen. He said UDOT made improvements as development grew.

Suzie Shirk said the highway was a death trap and there was no need for this project.

Lee Fralish asked how her comments had anything to do with the hearing.

Suzie Shirk said she thought they should delay the approval. She began to tell a story about communities turning to dust.

Motion made by Lee Fralish to close the public hearing. Jack Davis seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

11. Discussion and possible action on Zone Change of proposed new parcel split from AV-1337- A-1-A-1-A along Highway 59 from Open Space Transitional (OST) to Commercial 2 (C-2) – Little Creek Land Co.

Motion made by Janet Prentice to recommend Town Council approval of the zone change of the newly split off 23-acre lot. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

12. Discussion and possible action on Site Plan for Village of Many Nations – Little Creek Land Co.

Jack Davis said the site plan had been covered.

Rod Mills said they needed to consider things like building alignment, parking, traffic, etc. He said there were traffic concerns, night sky concerns, and noise concerns.

Janet Prentice said she really liked the plan.

Lee Fralish asked if there was any way to find out UDOTs plans.

Mayor Moser said as development in the area grows, UDOT would do traffic studies and make plans to change the highway appropriately. He said if they were to visit the UDOT website and look up Highway 59, one could see the planned changes. He said they often solicited comments from the general public. He said the Town would be addressing the suggestion to lower the speed limit in Apple Valley to 55 MPH and 45 MPH in higher traffic areas. He said Washington County supported the proposal. He said safety was always a bid concern.

Jack Davis asked what the timeframe was for the project.

Hank Isaksen said he would like to start by the first of the year.

Lee Fralish asked if they would continue with more phases of the Jepson Canyon Resort.

Hank Isaksen said that was the plan.

Trevor Black asked what UDOT was requiring for this project.

Hank Isaksen said they were requiring ingress and egress, so they would need to widen the highway.

Motion made by Cynthia Browning to recommend Town Council approval of the site plan, pending the contingencies that traffic safety and night sky be dealt with properly. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

13. Consider approval of minutes:

a. September 14, 2017 Meeting Minutes

Motion made by Jack Davis to approve the September 14, 2017 meeting minutes. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

14. Adjournment

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

Meeting adjourned at 7:04 pm.

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

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

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