

Minutes of the regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 26th day of October, 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 6:03 pm.
2. The Pledge of Allegiance was led by Jack Davis.
3. Roll Call: Janet Prentice, Cynthia Browning, Dale Kingsley, and Jack Davis were present. Lee Fralish was excused. Robert Campbell and 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 zone change of AV-1365-H-1-1 from Open Space Transitional (OST) to Single Family Residential-20,000 sq. ft. (R-1-20) – Kim Green & Ken Holm

Jack Davis explained where the property was located. He said they would have to sign a delay agreement for street improvements.

Janet Prentice was happy to see that they would all be close to 1-acre lots.

Motion made by Cynthia Browning to schedule a public hearing on November 9, 2017 at 6:00 pm. Janet Prentice seconded the motion. Vote: Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-yes, Jack Davis-yes. Motion passed 4/0.

6. Discussion and possible action on minor subdivision of AV-1365-H-1-1 – Kim Green & Ken Holm

Rod Mills said they needed to check with the zoning plan. He said the current zoning was Open Space and the zoning plan was for Residential ½ acre. He said they needed to think about the proposal and if it is consistent with the plan in the area. He said they would have access from dedicated roadways on 2000 S. or 1800 E. He said they would need to sign a delay agreement, have sewer approval, provide will serve letters for water, power and telephone, and that they would need to modify the plat so that it has all the necessary signature spots.

Motion made by Janet Prentice to schedule a public hearing on November 9, 2017 at 6:00 pm. Cynthia Browning seconded the motion. Vote: Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-yes, Jack Davis-yes. Motion passed 4/0.

Charles Hammon was in attendance representing Ken Holm and Kim Green. He said Mr. Holm wanted to subdivide the property. He said he contacted the Town and researched the ordinances to make sure they could create a plan in compliance in harmony with the Town's vision.

7. Consider approval of minutes:
 - a. September 28, 2017 Meeting Minutes
Motion made by Jack Davis to approve the September 28, 2017 meeting minutes. Cynthia Browning seconded the motion. Vote: Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-abstain, Jack Davis-yes. Motion passed 3/0 with one abstention.

8. Adjournment

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

Meeting adjourned at 6:16 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Jack Davis