

Minutes of the regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 27th day of August, 2015 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 Jack Davis.
3. Roll Call: Dennis Smith, Dale Kingsley, Cynthia Browning and Jack Davis were present. Mayor Moser was present. Kevin Sair, representing the Town Council, was absent. Town Clerk, Nathan Bronemann was present taking minutes.
4. Declarations of conflict of interests

None stated.

5. Discussion and possible action on new development and possible gated community ordinance – John Peay

Jack Davis stated that the application to appear before the planning commission did not mention gated communities. He said they could discuss what was on the application. He asked if Mr. Peay knew the ramifications of changing the zoning of 39 acres from greenbelt. He explained that they would be charged back taxes for three years if the zoning was changed.

John Peay said they would just like to do a gated community.

Jack Davis said the Planning Commission would have to place the item on a future agenda to research gated community ordinances as the Town doesn't currently have one. He asked if he wanted to discuss the rezoning of the 39 acres.

John Peay said he did not want to rezone all 39 acres at this time. He said he would like to build on the one acre at this time. He said he would like to keep the current road as a private road and have both his and the new home use the private road to access the properties.

Jack Davis said that would be permissible.

Dennis Smith asked Mr. Peay if he just wanted to build two homes on the acreage.

John Peay said he would like to start with an additional home and try to sell it and go from there. He then began to discuss covenants and how he did not to put modular homes on the property. He said he had drafted some restrictive covenants and delivered them to the Town.

Jack Davis said Mr. Peay's first option would be to pull a building permit and build on the lot that had already been split off. He said Mr. Peay would then need to subdivide to further develop. He clarified that Mr. Peay did not want to rezone anything at this time. He said if he wanted to build on six future lots, as requested on the application, he would need to apply for a minor subdivision.

Motion made by Jack Davis to cancel the requests by Mr. Peay. Dennis Smith seconded the motion. Vote: Dennis Smith –yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

6. Discussion and possible action on the Town's general plan

Cynthia Browning suggested striking the first bullet point of the 'Open Space' section as it was repetitive.

Some other minor clarifications were discussed.

Motion made by Jack Davis to send the new survey to property owners and residents. Dennis Smith seconded the motion. Vote: Dennis Smith –yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

Motion made by Jack Davis to continue this item until the first meeting in October when the survey results are in. Cynthia Browning seconded the motion. Vote: Dennis Smith –yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

7. Consider approval of minutes:

a. July 23, 2015 Regular Meeting Minutes

Motion made by Jack Davis to approve the July 23, 2015 regular meeting minutes.

Cynthia Browning seconded the motion. Vote: Dennis Smith –abstain, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 3/0 with one abstention.

8. Adjournment

Motion made by Jack Davis to adjourn the meeting. Cynthia Browning seconded the motion.

Vote: Dennis Smith –yes, Dale Kingsley-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0.

Meeting adjourned at 6:54 pm.

Date approved: _____

ATTEST BY: _____

Nathan Bronemann

Jack Davis