

OPENING

Chairperson Prentice brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Chairperson Prentice
Commissioner Angell
Commissioner Fralish
Commissioner Zaharias

Clerk Michelle Kinney

NO CONFLICT OF INTEREST DECLARATIONS

Item number 7 will be dropped from the agenda. Item was voted on in a previous meeting and no further discussion is needed.

PUBLIC HEARINGS

- 1. Public Hearing for ZONE CHANGE of parcel AV-1313-D-1 from Agriculture to a mixed use of Single Family .50, Single family 1.0, and C-3. Zoning division is by legal description. Current General Plan designation is Medium density and Commercial. Applicant: Travis Holm, 2000 Main LLC.**

Chairperson Prentice opens public hearing.

Chairperson Prentice- Asked if this is the same development from a year ago. Asked what is their plan?

Travis Holm- Explained that they are asking for a zone change from Agricultural to a mixture of one acre lots, half acre lots, and commercial.

Chairperson Prentice- Asked how many half acre lots are they looking for and asked if they are still planning on building the bridge going into Gooseberry. Asked how many home in total they are planning on building. Asked what type of commercial buildings are they planning to have.

Travis Holm- Explained that they want 21 lots to start and they confirmed that they are still planning to build a bridge going into Gooseberry. Travis stated that they are aiming to have general stores and professional buildings on the commercial lots.

Chairperson Prentice- Mentioned that she believes it would be a good thing to have the bridge access to Gooseberry. She also mentioned that the developer will come back after the zone change with a preliminary plat. Chairperson Prentice asked Harold Merritt if the town has enough water for this.

Harold Merritt- Explained the current state of the towns water and confirmed there would be enough water for this project.

Chairperson Prentice- Explained that the Planning commission would like to send this to the Town Council in two weeks. The public hearing will need to be republished for a special hearing.

Chairperson Prentice- Requested a 10 minute recess.

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| MOTION: | Chairperson Prentice moves to have a 10 minute recess. |
| SECOND: | Commissioner Zaharias |
| VOTE: | Chairperson called for a vote: |
| | Commissioner Jorgensen Aye |
| | Commissioner Fralish Aye |
| | Commissioner Prentice Aye |
| | Commissioner Angell Aye |

The vote was unanimous and the motion carried

10 Minute recess ends.

Chairperson Prentice closes the public hearing.

2. Public Hearing for GENERAL PLAN AMENDMENT of parcel AV-1338-H-3 to Planned Development. Applicant Robert and Maria Campbell.

Chairperson Prentice opens the public hearing

Robert Campbell- Talked about his previous attempts for a zone change. They decided to move forward as a planned development in order to address some of the concerns by the residents of Apple Valley. He provided information on what his plan looks like. They would still like to open with their current cabins after some improvements have been made. Sometime in the future they would like to increase to 11 cabins, including a shed and a check in area. This would be an additional 9 units.

Mary Cannady- Mentioned that the agenda packet wasn't posted until the morning of the hearing. She would like to know what could be done differently to ensure the packets are posted in a timely manner.

Chairperson Prentice closes the public hearing

3. Public Hearing for ZONE CHANGE of parcel AV-1338-H-3 from OST to Planned Development. Applicant/Owners Robert and Maria Campbell.

Chairperson Prentice opens the public hearing

Mary Cannady- Brought up her discomfort with having a zone change voted on before the developer agreement has been discussed. Mentioned that she feels this is a little backwards. It seems minimal that the questions of the planning commission are answered.

Chairperson Prentice closes the public hearing

DISCUSSION AND ACTION

4. Discussion and possible action on ZONE CHANGE for parcel AV-1313-D-1 from Agriculture to a mixed use of Single Family .50, Single Family 1.0, and C-3. Current General Plan Designation is Medium density and Commercial. Applicant: Travis Holm, 2000 Main LLC.

Chairperson Prentice-Explained that this would work out to be around 1 home per acre.

Commissioner Angell- Stated that his will increase the homes in Apple Valley by 50 to 60%, asked if we need to offset that number by limiting the number of homes that can be built.

Commissioner Fralish- Explained that because the plans to build must be presented and voted on by the Planning Commission and the Town Council, they are not concerned with that being an issue.

MOTION: Commissioner Zaharias moves to approve the parcel AV-1313-D-1 from AG to mixed use single family and C-3 from the current designation and to send to the town council with a recommendation of approval.

SECOND: Commissioner Angell

VOTE: Chairperson called for a vote:

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| Commissioner Jorgensen | Aye |
| Commissioner Fralish | Aye |
| Commissioner Prentice | Aye |
| Commissioner Angell | Aye |

The vote was unanimous and the motion carried.

5. Discussion and possible action for GENERAL PLAN AMENDMENT of parcel AV-1338-H-3 to Planned Development. Applicant/Owners Robert and Maria Campbell. Based on the formula they have enough water.

MOTION: Commissioner Angell moves to recommend approval of general plan amendment to planned development

SECOND: Chairperson Prentice

VOTE: Chairperson called for a vote:

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| Commissioner Jorgensen | Aye |
| Commissioner Fralish | Aye |
| Commissioner Prentice | Aye |
| Commissioner Angell | Aye |

The vote was unanimous and the motion carried.

6. Discussion and possible action for ZONE CHANGE of parcel AV-1338-H-3 from OST to Planned Development. Applicant/Owners Robert and Maria Campbell.

MOTION: Commissioner Angell moves to recommend the approval for the zone change of parcel AV-1338-H-3 to the Town Council.
SECOND: Commissioner Zaharias
VOTE: Chairperson called for a vote:
Commissioner Jorgensen Aye
Commissioner Fralish Aye
Commissioner Prentice Aye
Commissioner Angell Aye

The vote was unanimous and the motion carried

7. Review of internal procedures for plat exemptions. Item removed from agenda

ADJOURNMENT

MOTION: Commissioner Angell moves to adjourn tonight’s meeting.
SECOND: Chairperson Prentice
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Fralish Aye
Commissioner Angell Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:24 pm.

Date approved: 3-3-2021
Janet Prentice
Chairperson
ATTEST BY: Michelle Kenney