

NOTICE AND AGENDA
Apple Valley Utah
Planning Commission

Public notice is given that the Planning Commission of the Town of Apple Valley, Washington County, Utah will hold a **Planning Commission Meeting on Wednesday, October 23rd, 2019** at the **Apple Valley Town Hall**, 1777 N. Meadowlark Dr., Apple Valley, Utah, commencing at 6:00 PM. or shortly thereafter. In accordance with state statute, one or more members may be connected via speakerphone.

The Agenda for the meeting is as follows:

Call to Order/ Pledge of Allegiance/ Roll Call

Discussion Items:

- A. Paul Israelsen AV-2169-A-1 and AV-2195-B; Discussion on appropriate development options for this property.
- B. Discussion on Home Occupation Definition found in town code 10.01.010 Terms Defined

Approval of Minutes:

- C. Approval of Minutes for 9.11.2019

Adjournment

CERTIFICATE OF POSTING: I, Michelle Kinney, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this notice was posted on the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov on the **21st day of October, 2019**.

Dated this 21st day of October, 2019

Michelle Kinney, Recorder
Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS and MEETINGS
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.



Town of Apple Valley
 1777 N. Meadowlark Drive, Apple Valley, Utah 84737
 Phone: (435) 877-1190 Fax: (435) 877-1192
 www.applevalleyut.gov

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear Next Appropriate Meeting

Paperwork returned by _____ (Date) _____

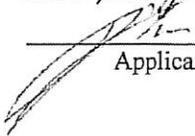
Name of Applicant: Paul Ismaelsen

Site Location: Parcels AV-2169-A-1 and AV2195-B

Mailing Address: 2355 E 2100 N
North Logan, UT 84341

Phone: 435-760-5114

Purpose of Request: We would like to have a general discussion about what we would like to do with development on the property and get feedback on what's appropriate


 Applicant Signature

1. Annexations: \$1500.00 filing fee
2. Conditional Use Permit: \$300.00 filing fee
3. Zone Changes: \$500.00 + Acreage Fee filing fee
4. Subdivisions: \$1500.00 filing fee
5. Lot Line Adjustment: \$200.00 filing fee
6. Lot Split (2 Lots): \$250.00 filing fee
7. General Plan Amendment: \$500.00 + Acreage Fee filing fee

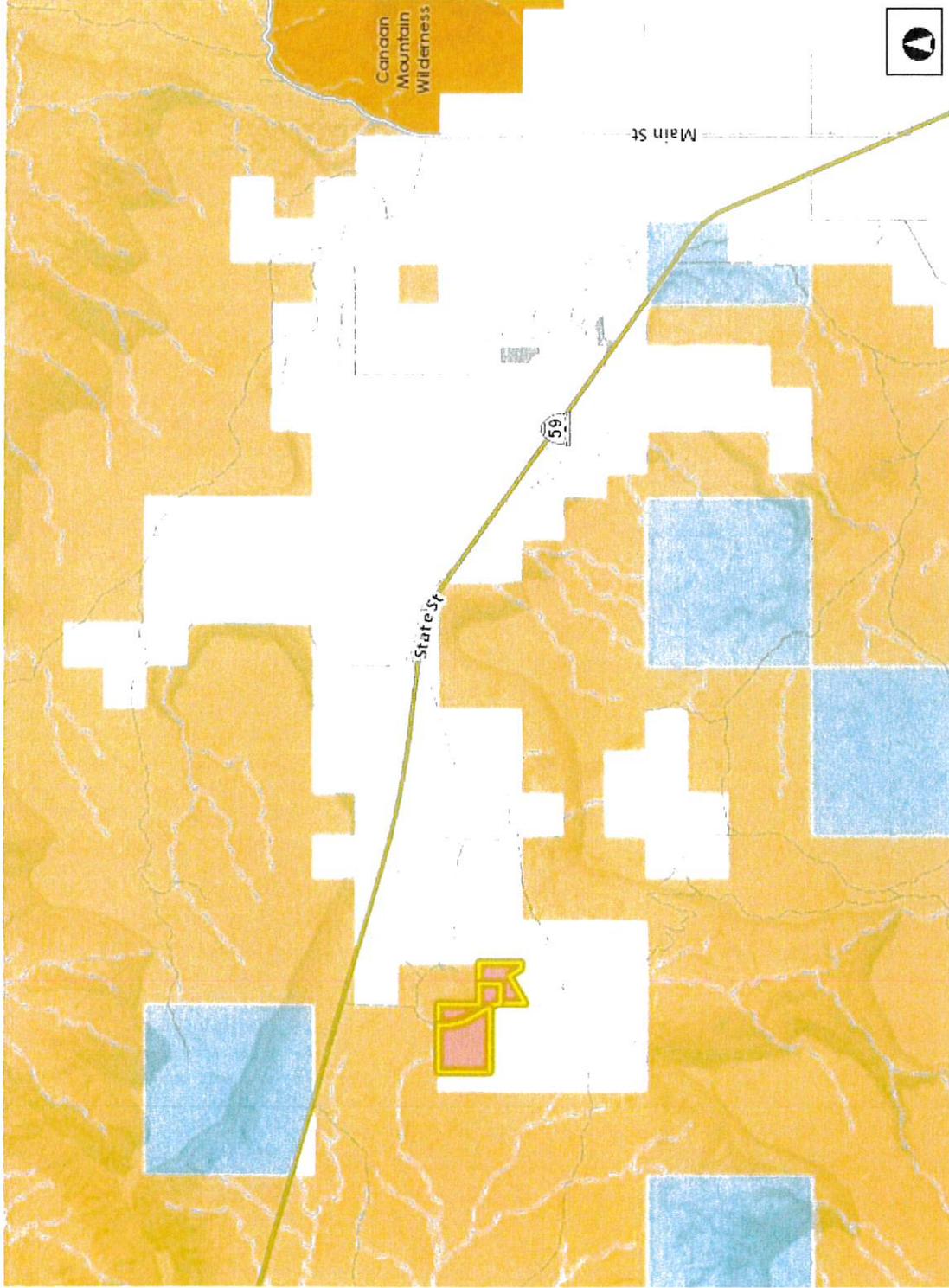
Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

_____/_____
 Planning Commission Chairman Date

_____/_____
 City Administration Date



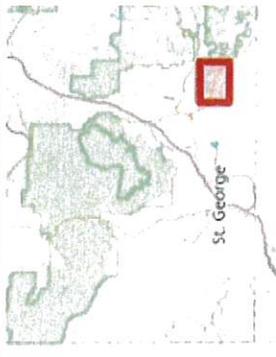
Paul Israelson PC Request



12,037.3 0 6,018.65 12,037.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



Legend

Ownership	
[Light Green]	U.S. Forest Service
[Dark Green]	U.S. Forest Service Wilderness
[Yellow]	Bureau of Land Management
[Orange]	Bureau of Land Management Wild
[Light Blue]	National Park Service
[Light Purple]	Shiwiits Reservation
[Light Green]	Utah Division of Wildlife Resources
[Light Blue]	Utah Division of Transportation
[Light Blue]	State Park
[Light Blue]	State of Utah
[Light Blue]	Washington County
[Light Blue]	Municipally Owned
[Light Blue]	School District
[Light Blue]	Privately Owned
[Light Blue]	Water
[Light Blue]	Water Conservancy District
[Light Blue]	State Assessed Oil and Gas
[Light Blue]	Mining Claim

Notes

- 113 Total Acres
- Spoke with Mayor, would like to address PC
- Currently OST

Bitterwater Enterprises LLC

Overview

Bitterwater Enterprises LLC

- Bitterwater Enterprises is a family corporation formed in January 2017
- Shareholders are Paul Israelsen and his seven children and Gregory Hicken
- Purchased property with a desire to build a couple of homes and do some farming and gardening.
- Low impact camping for bikers and other recreationists
- Future low impact development with a continuing education center and associated lodging.

Parcel Overview

- Parcel AV-2169-A-1 86.67 acres
- Parcel AV-2195-B 26.06 acres



Bitterwater Enterprises LLC

Water Rights and Well History

Property and Well Locations



Water Rights

- 81-4131: 24 ac-ft, irrigation use, attached to Well ID# 17686 (Wilson Well)
- 81-4685: 30 ac-ft, irrigation use, attached to Well ID# 30851 (Moved to Wilson well 10/18/18)



Water Rights Change

- 81-4131: 24 acre-ft attached to Well ID# 17686 (Wilson Well)
Leave as is
Irrigation: 24 acre-ft, April 1 to Oct 31 (4.8 acres)
- 81-4685: 30 acre-ft attached to Well ID# 30851
Change point of diversion to the Wilson well 17686,
Change Beneficial use, period of use, and place of use
Domestic: 1.8 acre-ft, year-round, entire property (Four EDUs)
Livestock: 0.56 acre-ft, year-round, entire property (20 ELUs)
Irrigation: 27.64 acre-ft, April 1 to Oct 31, entire property (5.528 acres)

Change application #943841 submitted 7/5/18

Approved 10/18/18

Well ID 17686 (Wilson Well)

- Drilled 6/23/1998
 - 0 to 22 feet: 12 inch diameter
 - 22 to 200 feet: 8.75 inch diameter
 - Water level 54' 9"
 - Pumped at 200 GPM for 4 hours
- Cleaned and developed 9/24/2015
 - Water level 55'
 - Pumped at 180 GPM
- Conversation with Dale Beddows
 - Wilson well pumped heavily through mid-2013
 - Pump removed late 2013
 - Second well drilled east of Wilson well but found to be same aquifer so abandoned
 - The well was grouted for potable water
- Tested 2008 by Jerry Eaves, found to be potable and drinkable

Well ID 176886 (Wilson Well)

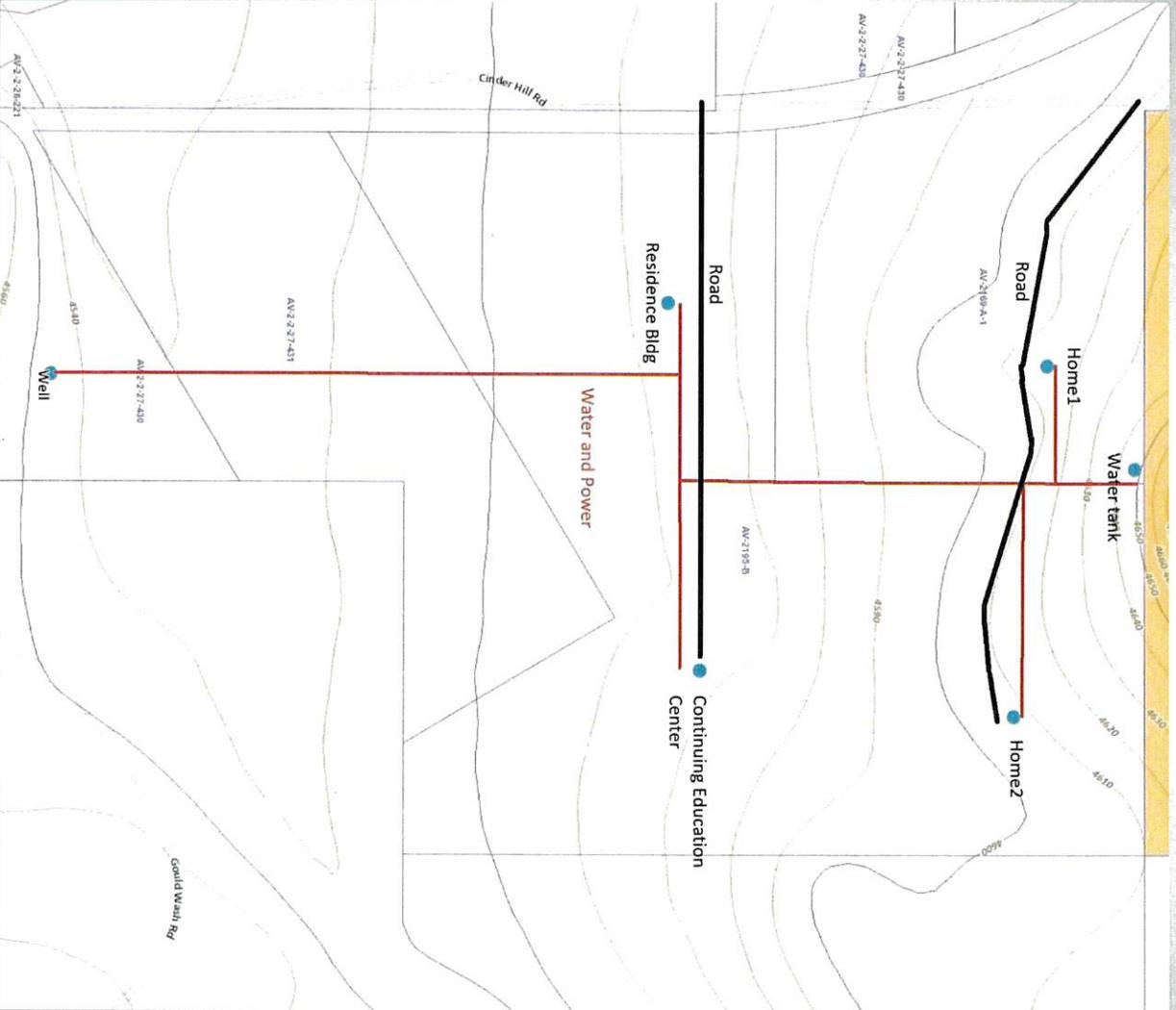
cont

- There are 57 acre feet of water rights attached to well 176886
- 54 acre feet are owned by Bitterwater Enterprises
- 3 acre feet owned by Flat Creek Development LLC (Lowe's)
- Bitterwater has a deeded right of way to access the well and run water and power across the intervening property

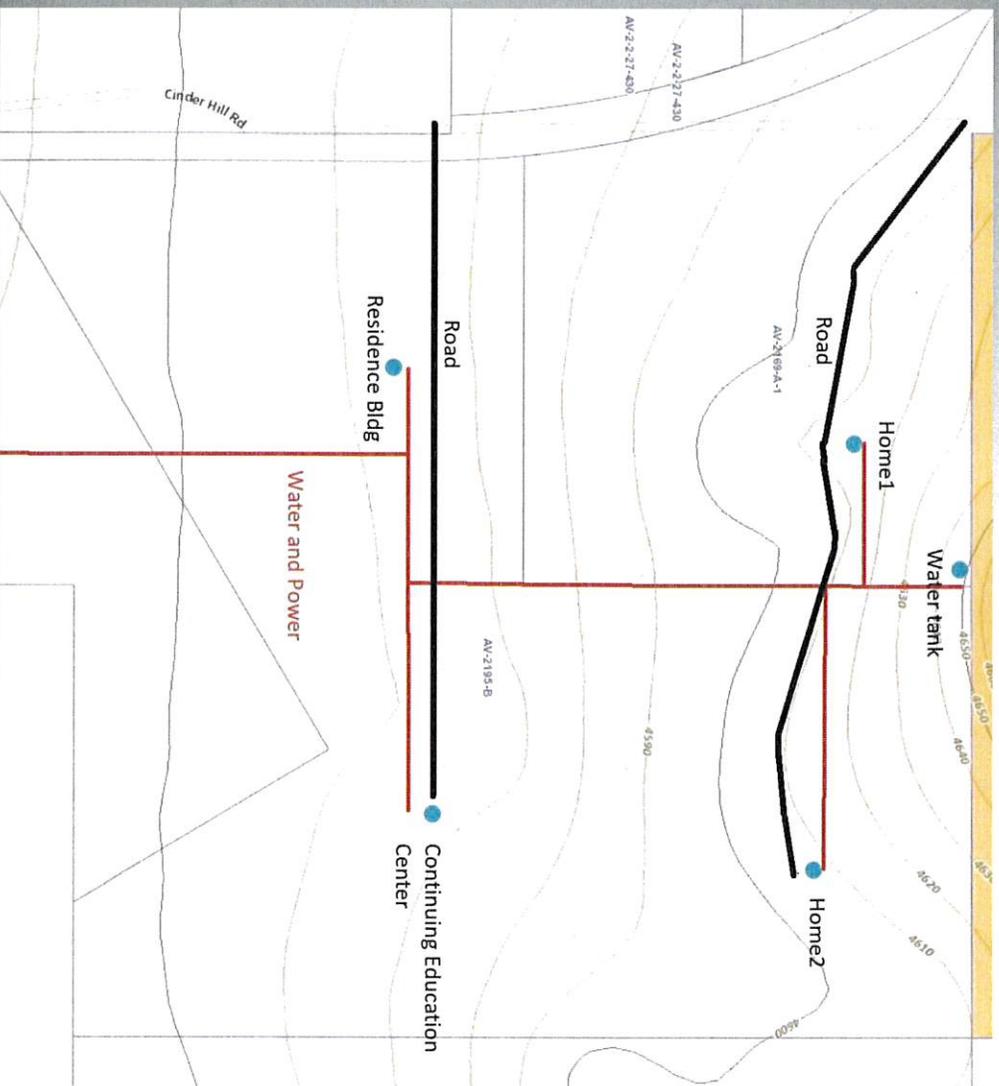
Bitterwater Enterprises LLC

Potential Site plan

Overall Site Plan



Contemplated Development Components



- Well and water system
- Electrical distribution
- Roads and access
- Residence Building
- Home1
- Home2
- Continuing Education Center

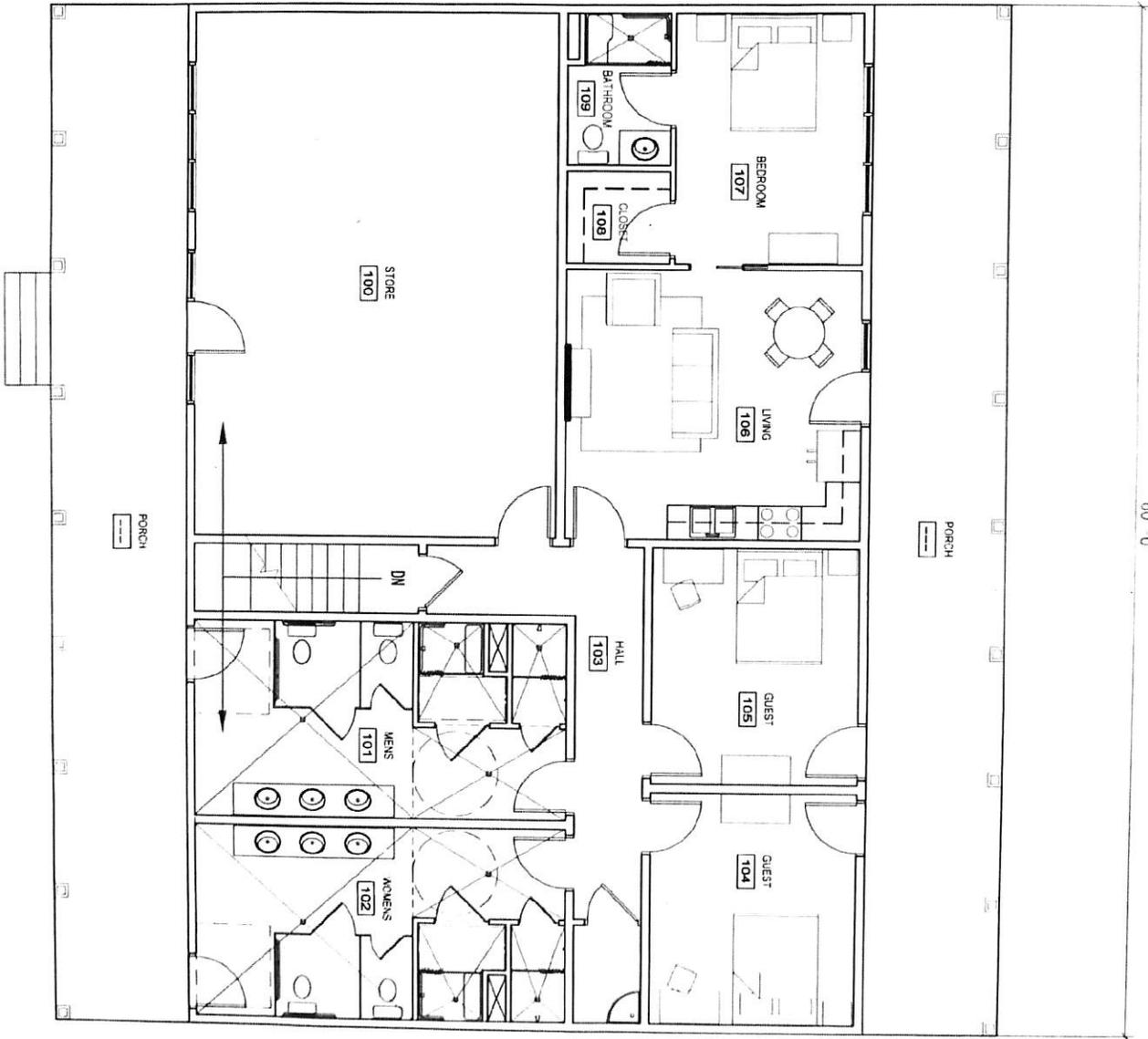
Residence Building

The Residence Building is a two-bedroom home with associated showers, restrooms, and storage to accommodate a small campground which caters to outdoor adventurers, and host a small number of biking activities in conjunction with local bike shops and businesses

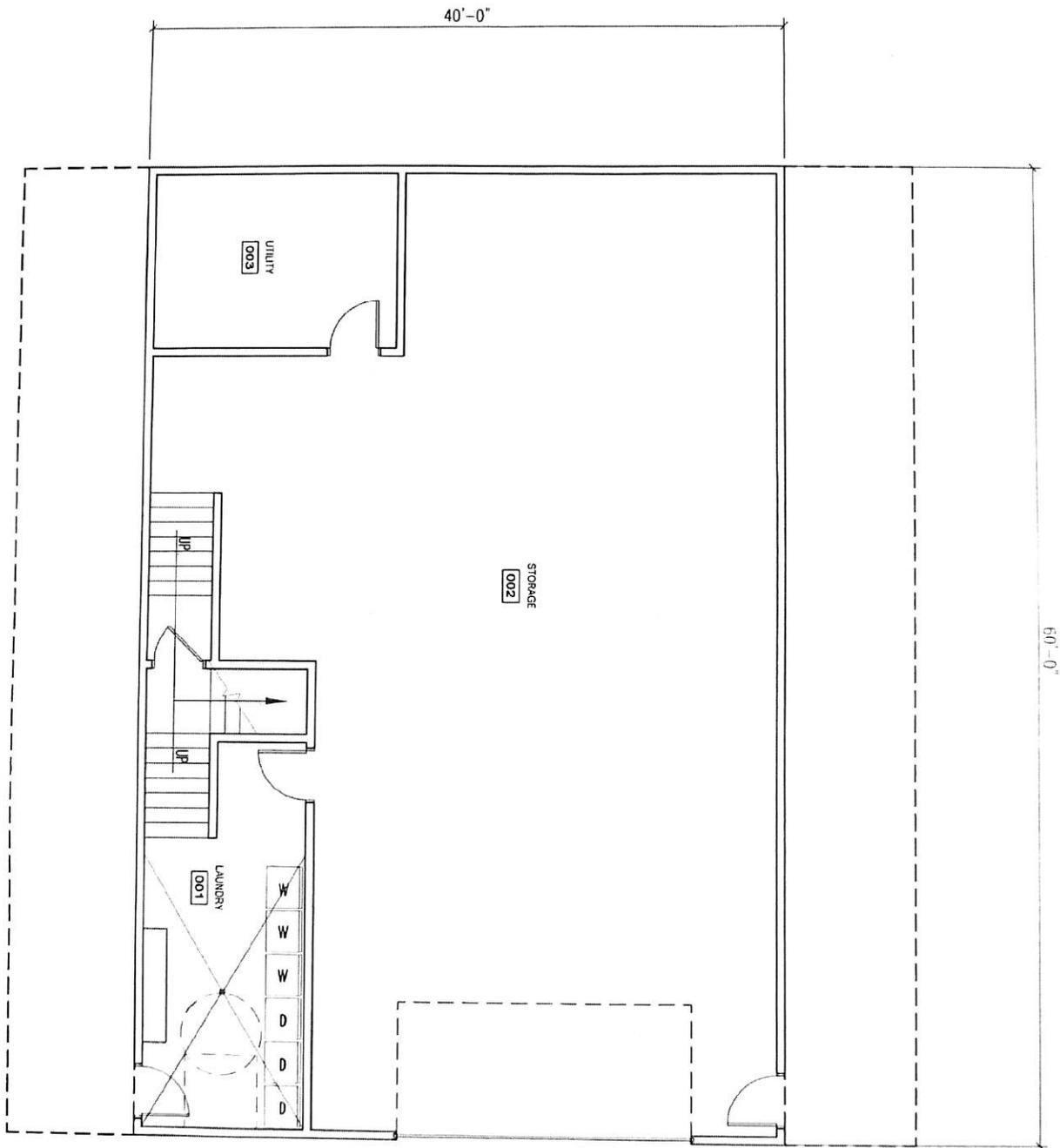
The following plans and drawings for all buildings are preliminary and conceptual

40'-0"

60'-0"

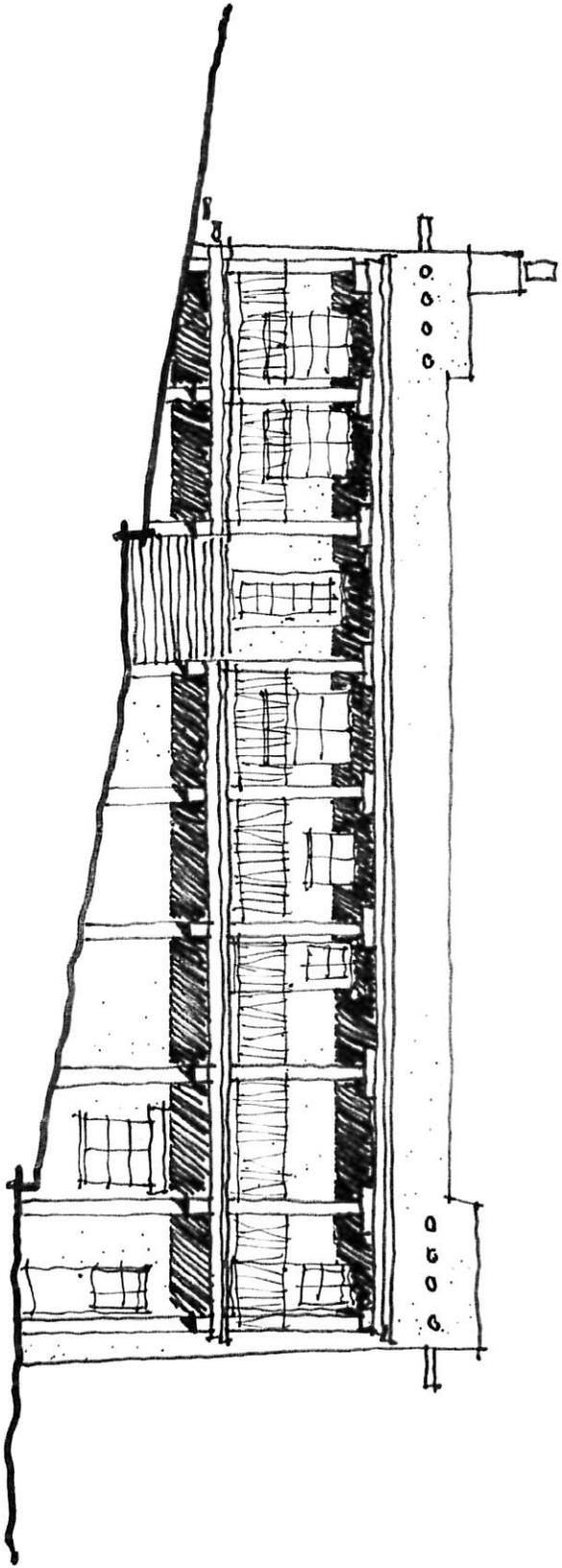


STORE
SCALE: 1/8" = 1'-0"

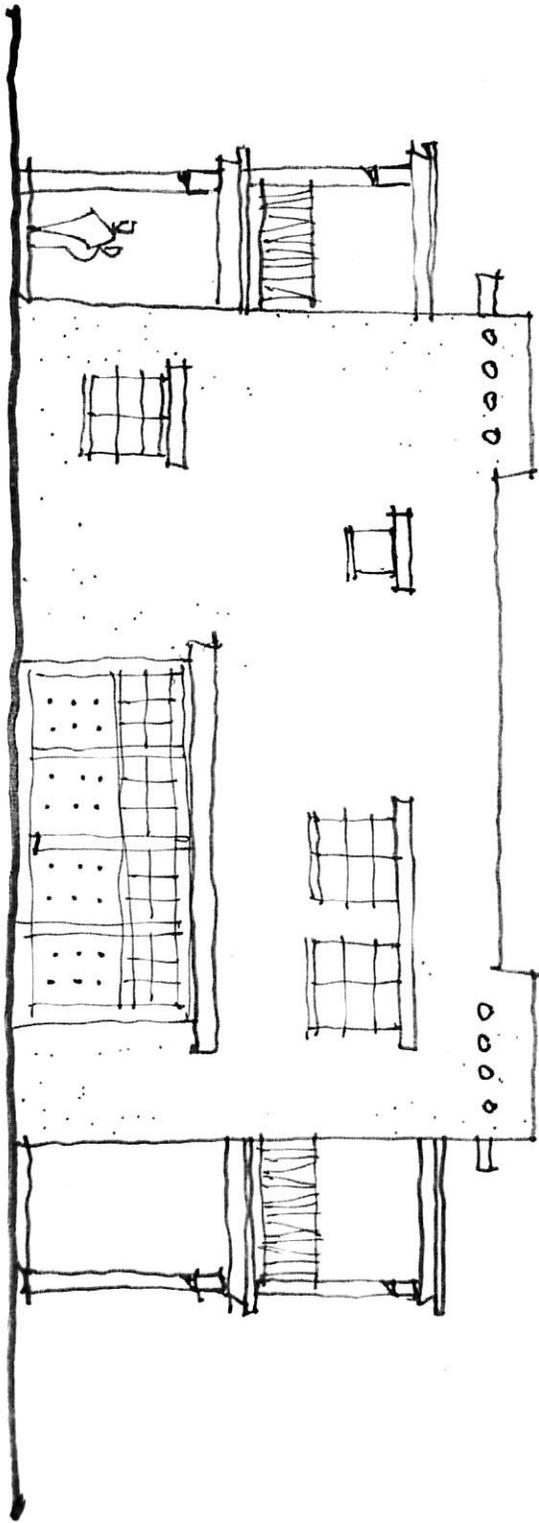


STORE
SCALE: 1/8" = 1'-0"

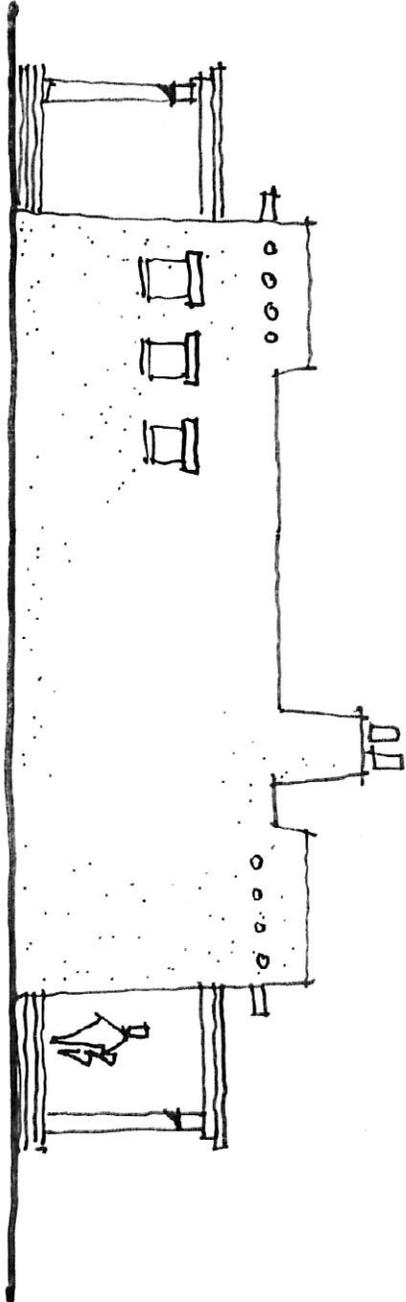
OPTION 1 . FRONT VIEW .



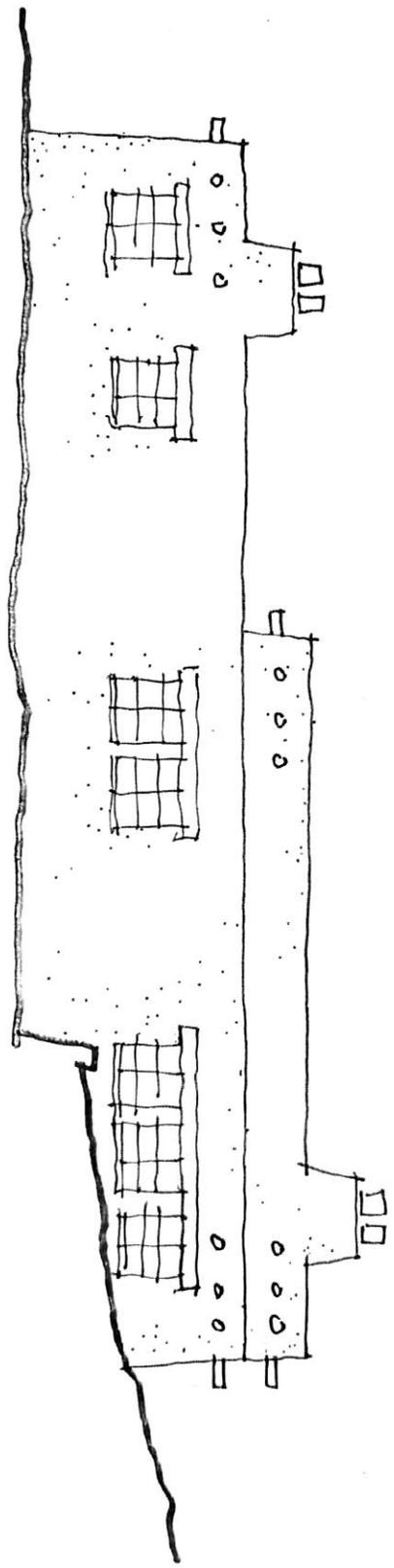
OPTION 1 . SIDE VIEW .

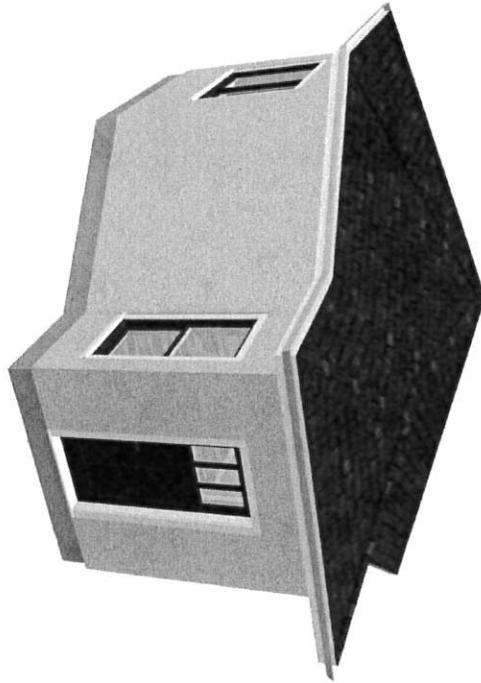


OPTION 1 SIDE VIEW

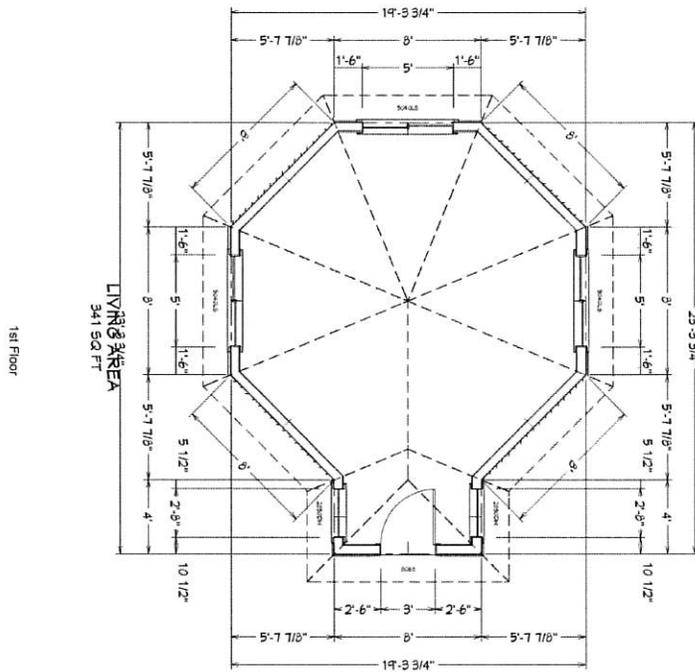


· R E A R V I E W .





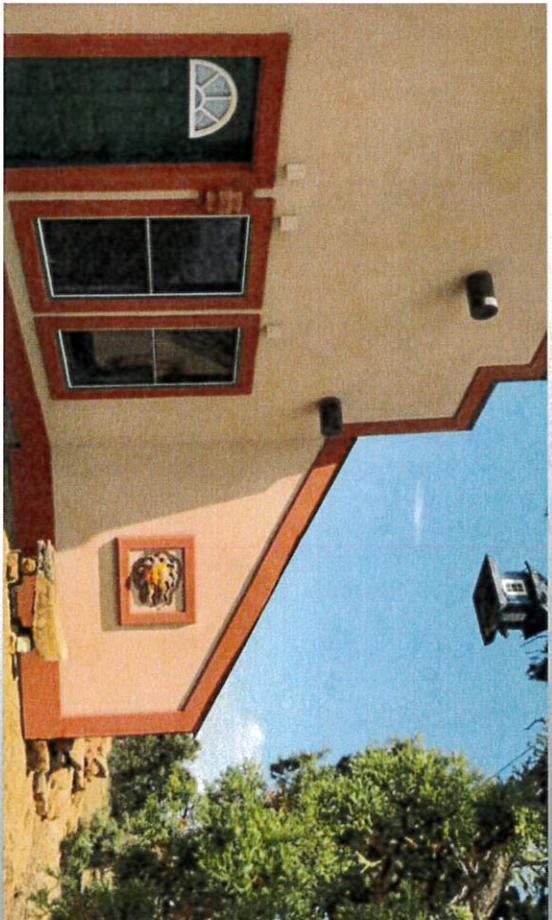
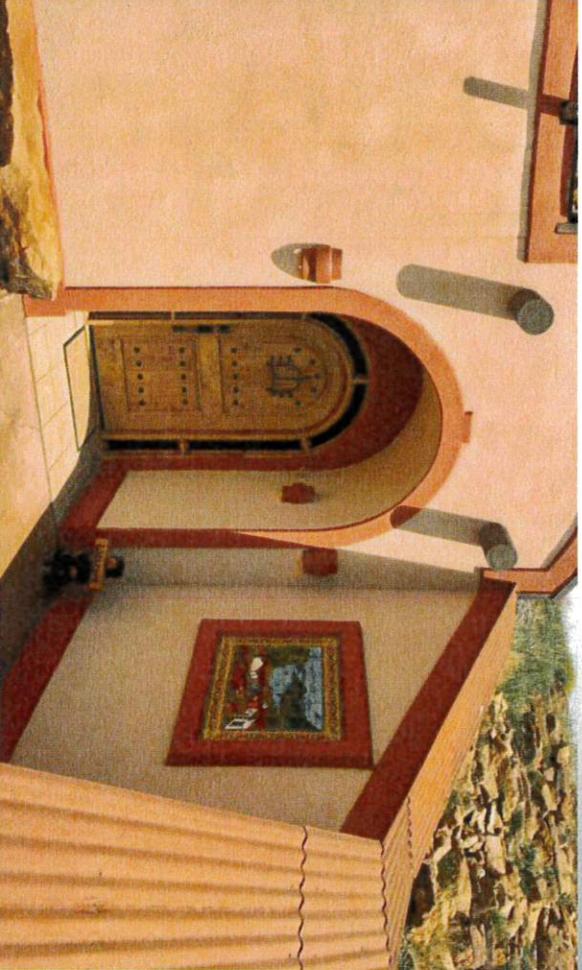
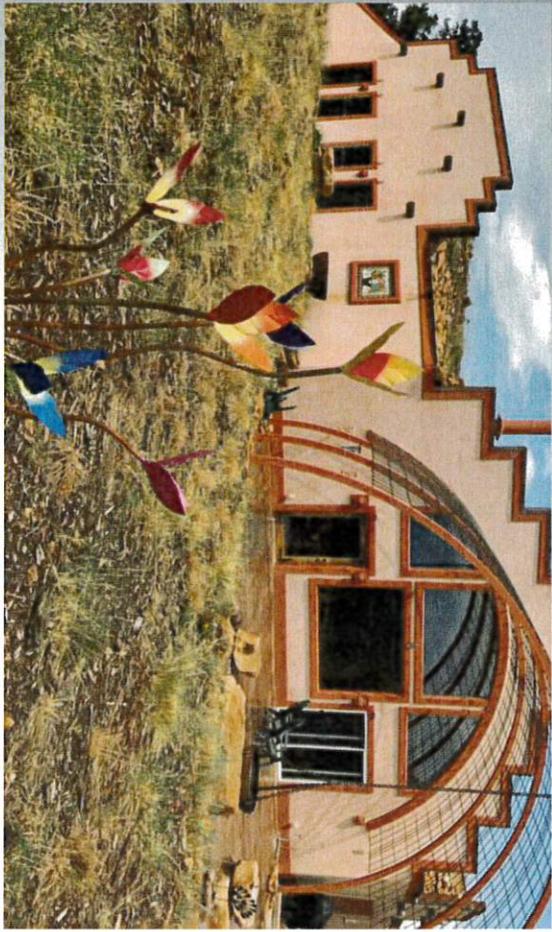
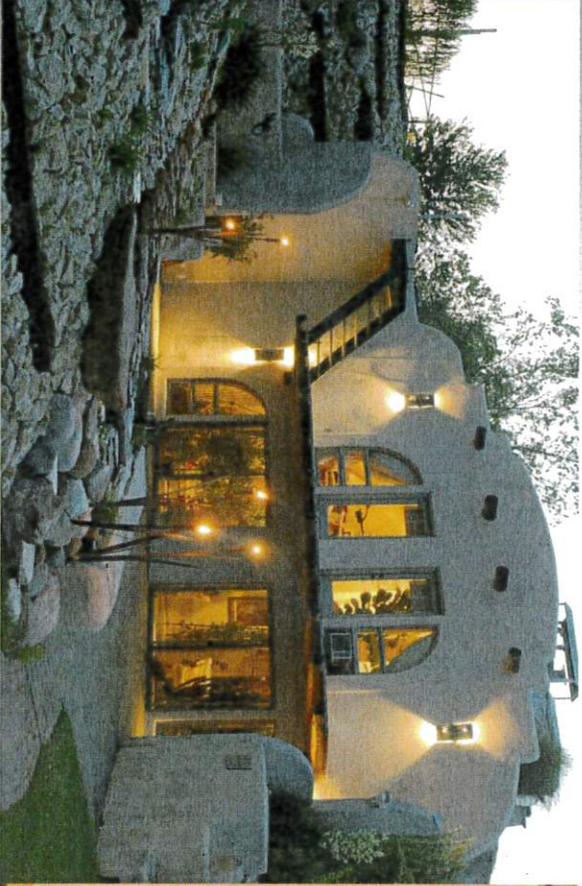
Camera 1

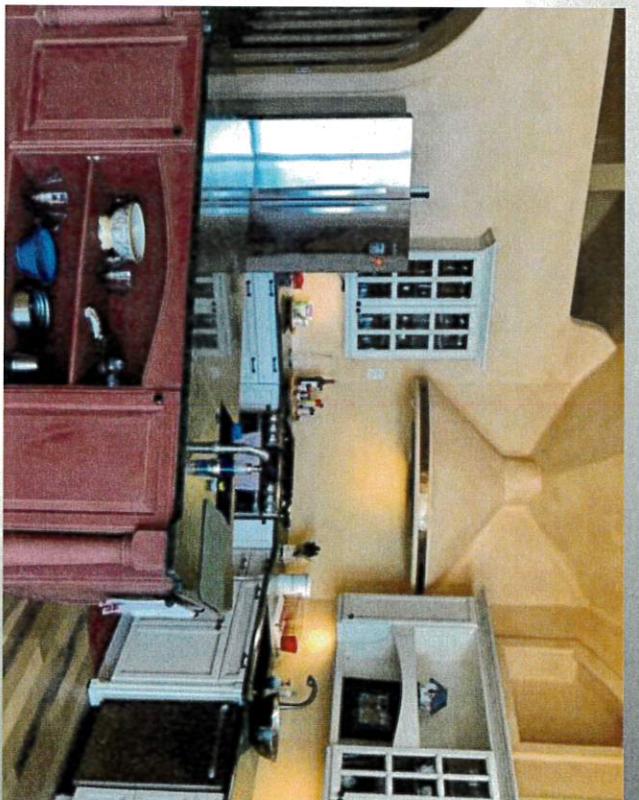
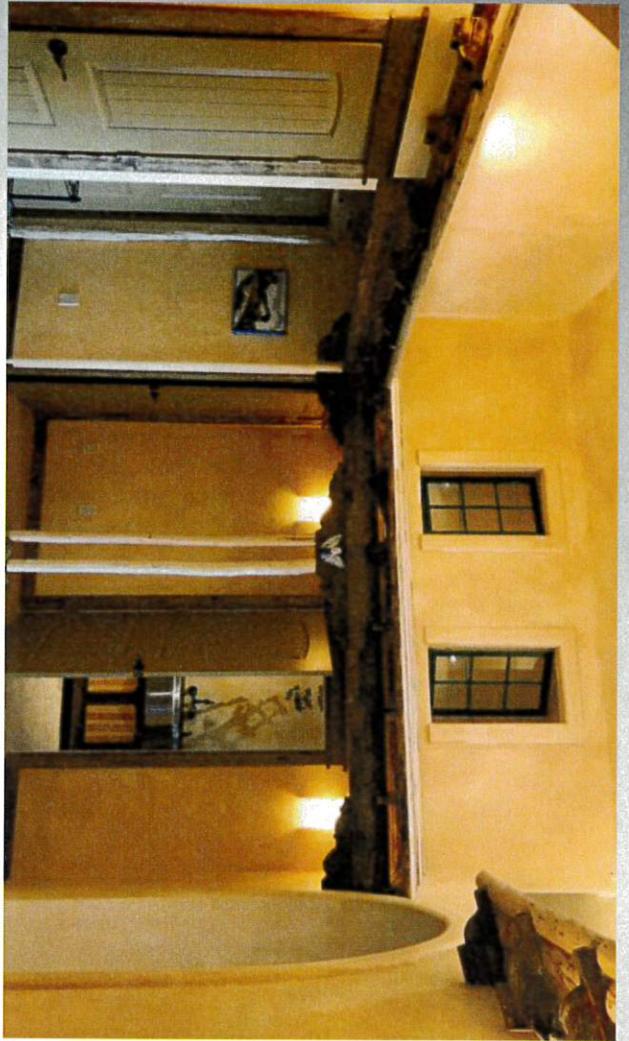


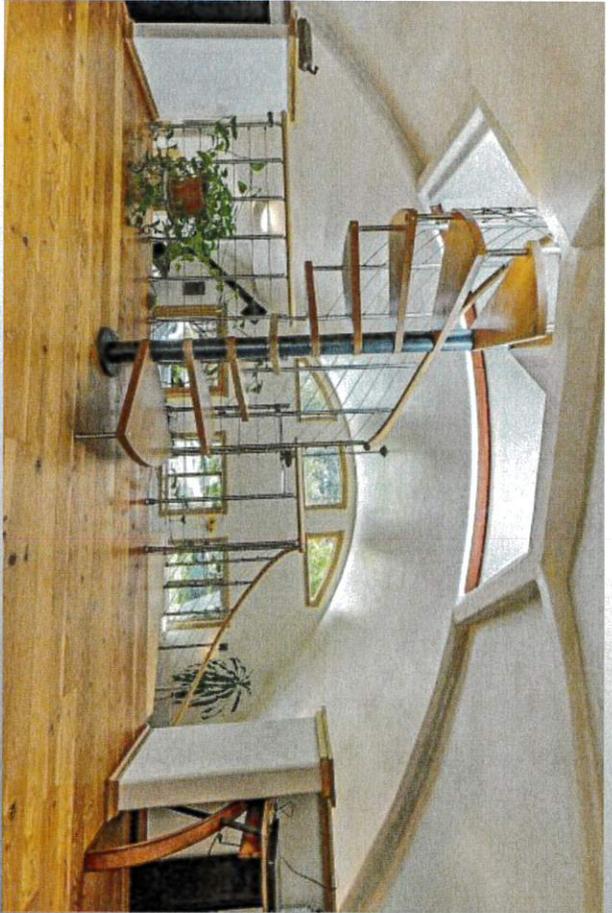
DRAWINGS PROVIDED BY: Bitterwater Designs	PROJECT DESCRIPTION: Apple Valley Hogans	SHEET TITLE: Bitterwater Hogans	NO.	DESCRIPTION	BY	DATE
DATE:	SCALE:	SHEET:				
A-1						

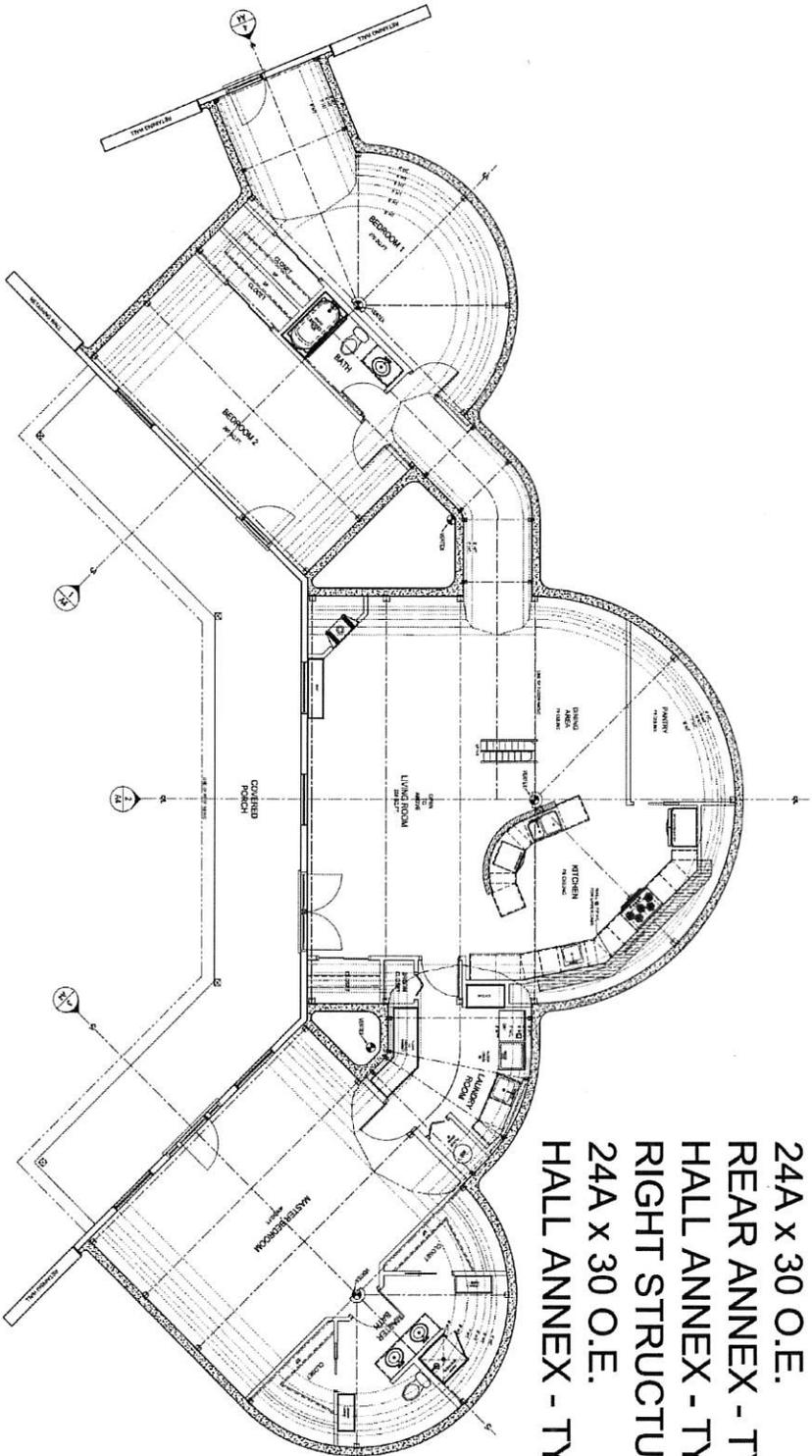
Home 1

Home 1 will be an energy efficient earth sheltered design. In addition to being our home it will also serve as a model of the benefits of earth sheltered housing for Southwestern Utah









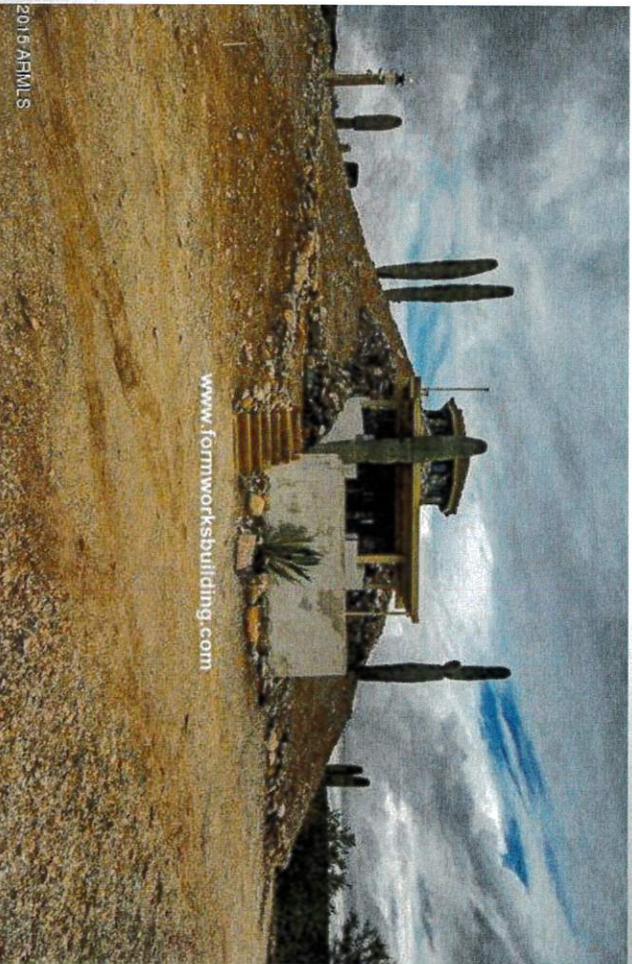
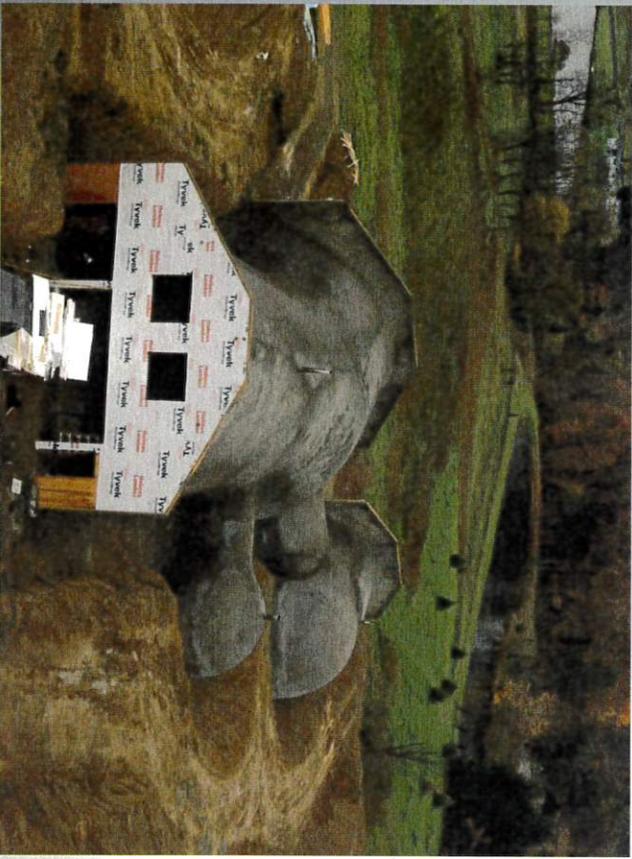
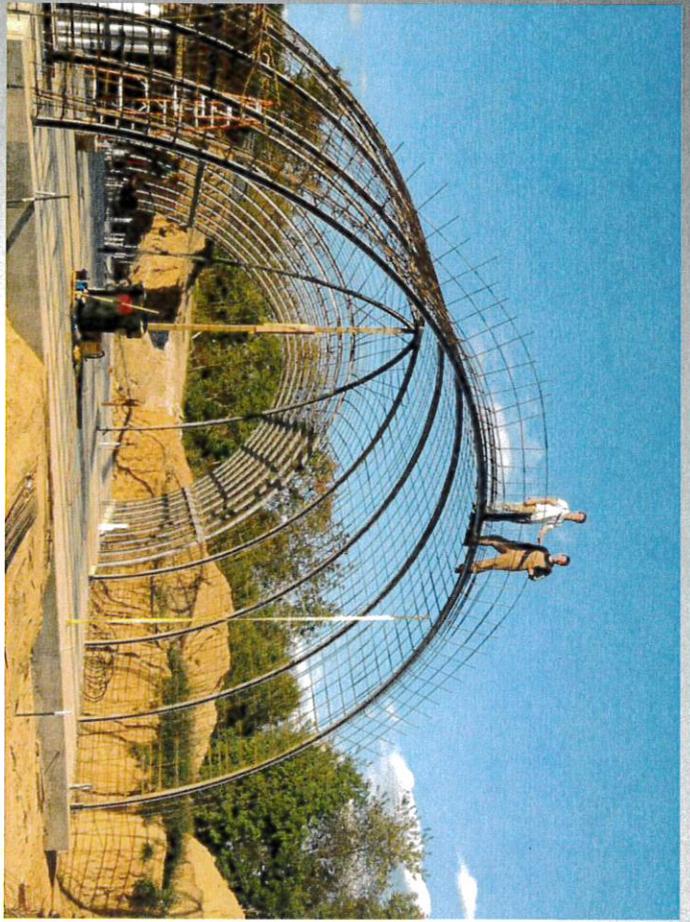
MODEL 32-303
 CENTER STRUCTURE;
 32A x 34 O.E. [7'6" CEILING]
 LEFT STRUCTURE;
 24A x 30 O.E.
 REAR ANNEX - TYPE 2-12'
 HALL ANNEX - TYPR 2-6'
 RIGHT STRUCTURE;
 24A x 30 O.E.
 HALL ANNEX - TYPE 2-12'

LOWER LEVEL FLOOR PLAN

PLAN AND SECTION ARE
 TO BE USED FOR
 CONSTRUCTION OF
 THIS PROJECT ONLY.
 ANY OTHER USE
 WITHOUT THE WRITTEN
 PERMISSION OF THE
 ARCHITECT IS PROHIBITED.

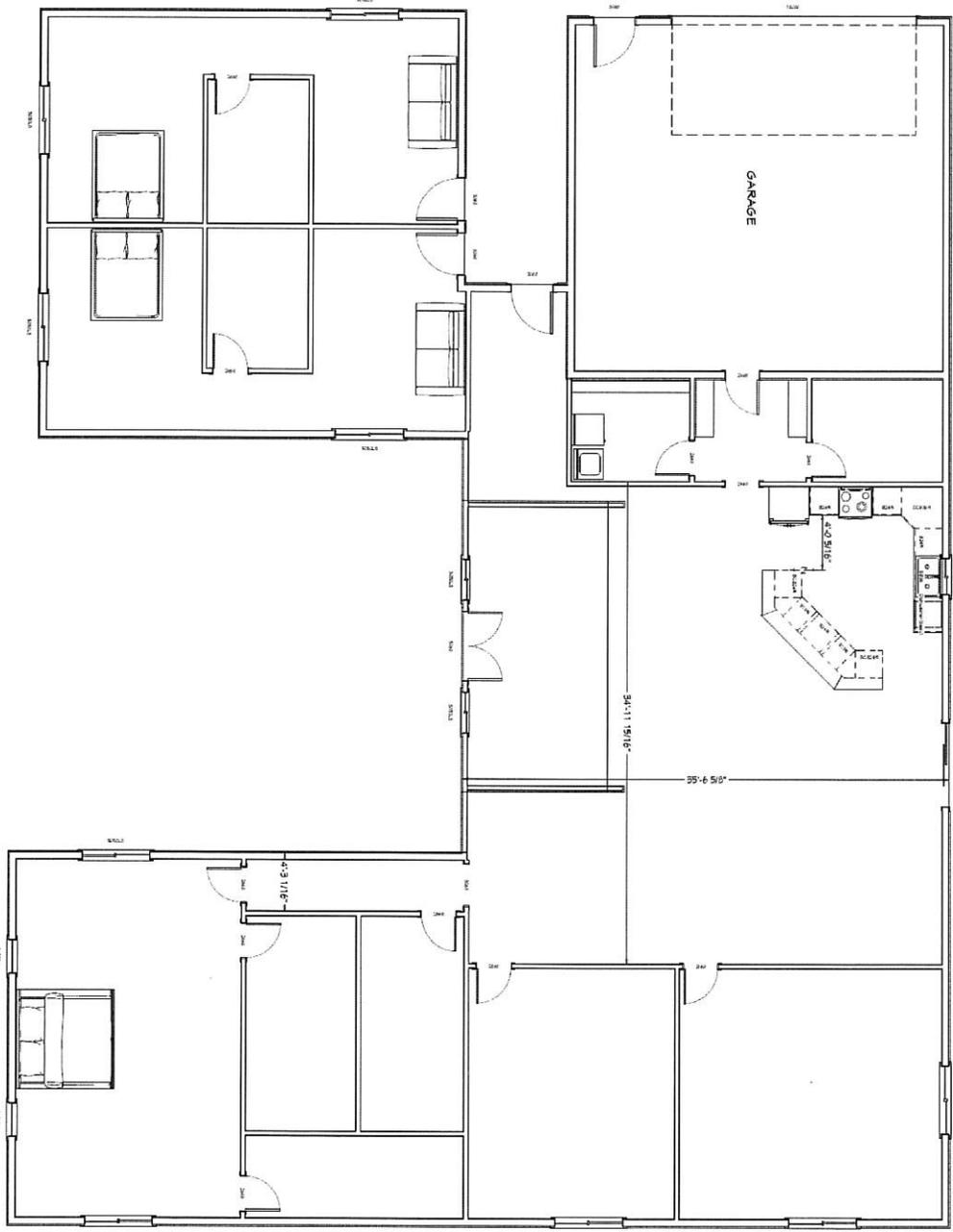


formwork building, inc.
 p.o. box 1509 durango, co 81302



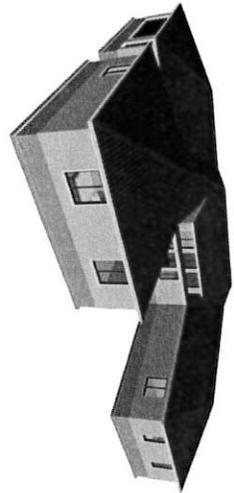
Home 2

Home 2 is a traditional Southwestern
Style single story home

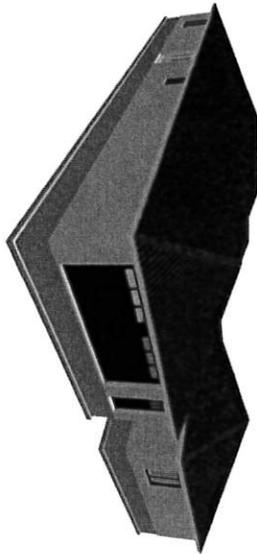


LIVING AREA
LIVING AREA
4502.58 FT²

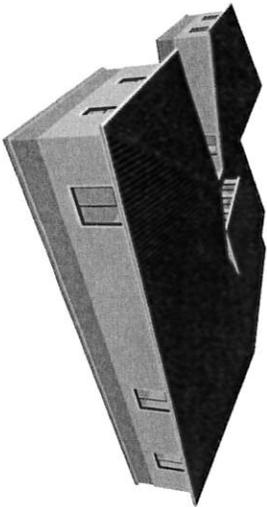
DRAWINGS PROVIDED BY: Bitterwater Designs	PROJECT DESCRIPTION: Apple Valley Home	SHEET TITLE: Bitterwater Home	NO.	DESCRIPTION	BY	DATE
DATE:						
SCALE: 3/16" = 1'						
SHEET: A-1						



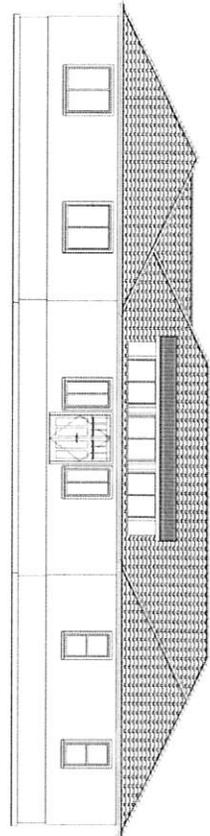
Camera 2



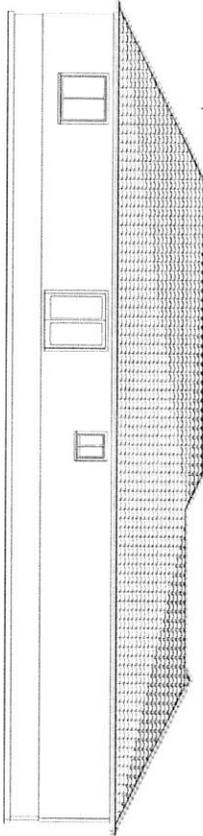
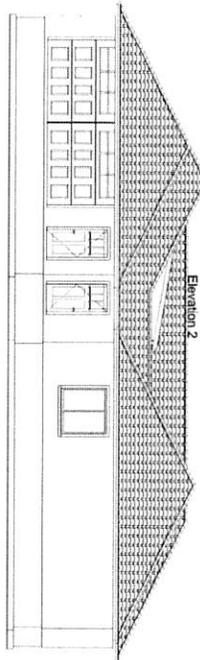
Camera 4



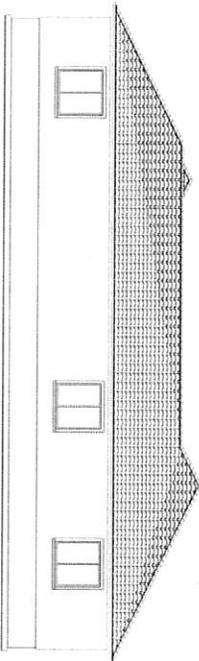
Camera 5



Elevation 2



Elevation 1



Elevation 4

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Bitterwater Home

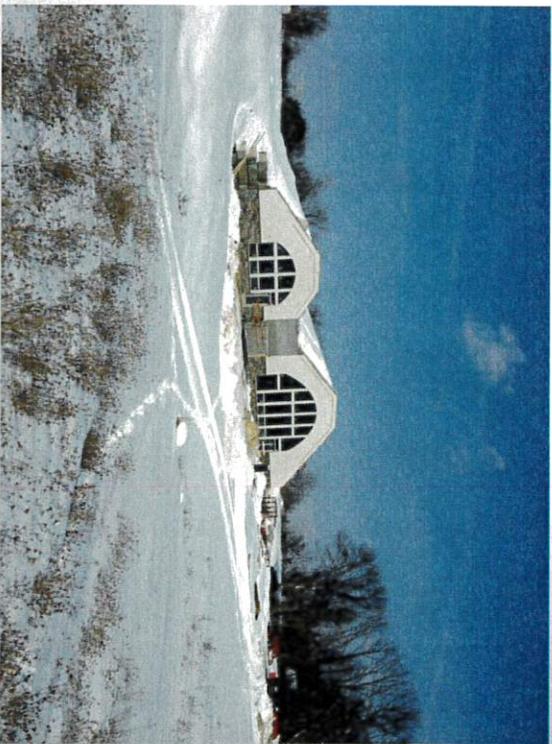
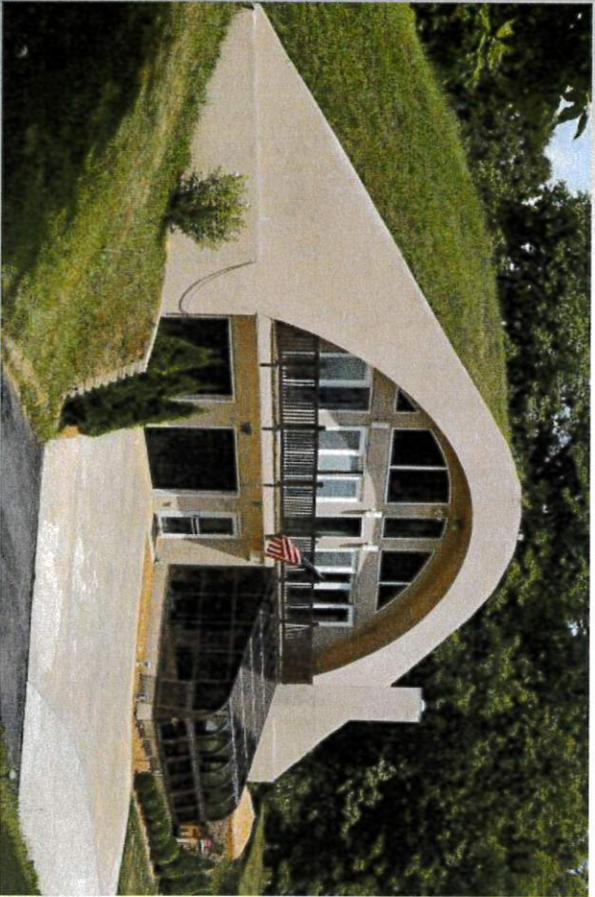
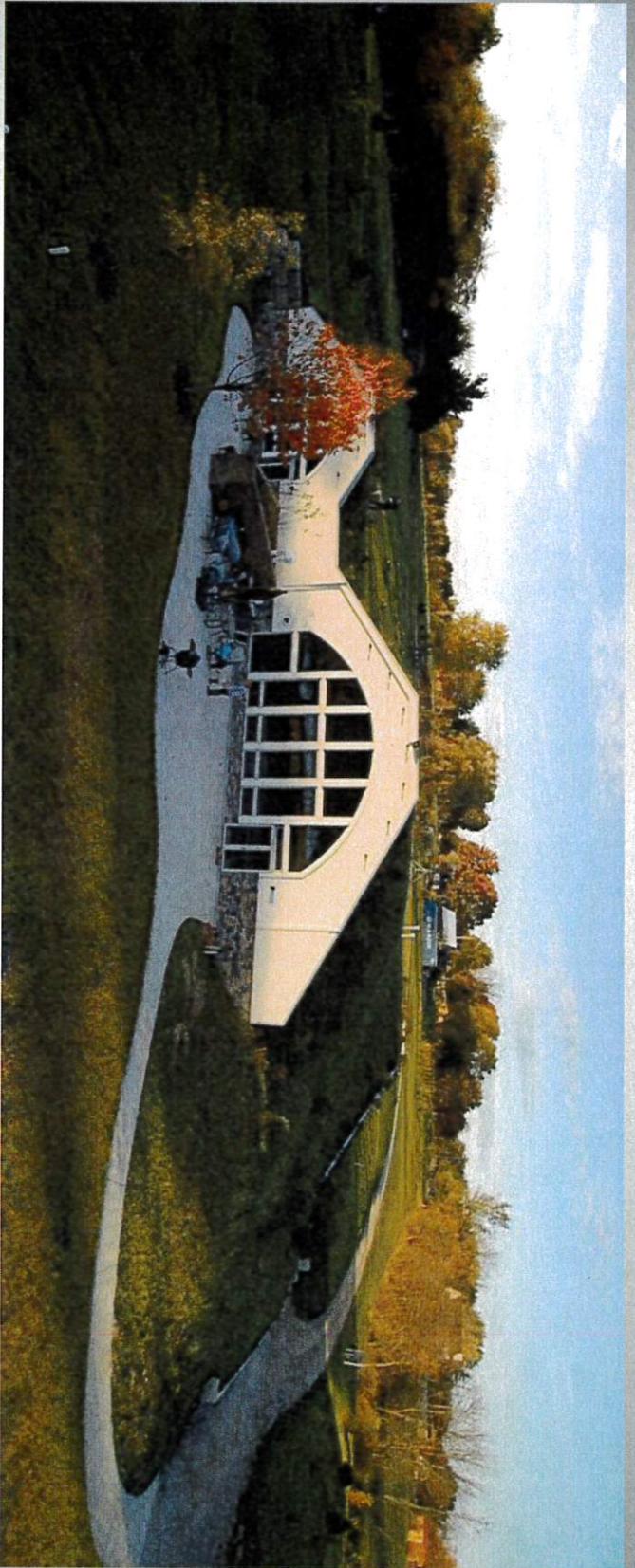
PROJECT DESCRIPTION:
Bitterwater Home Apple Valley

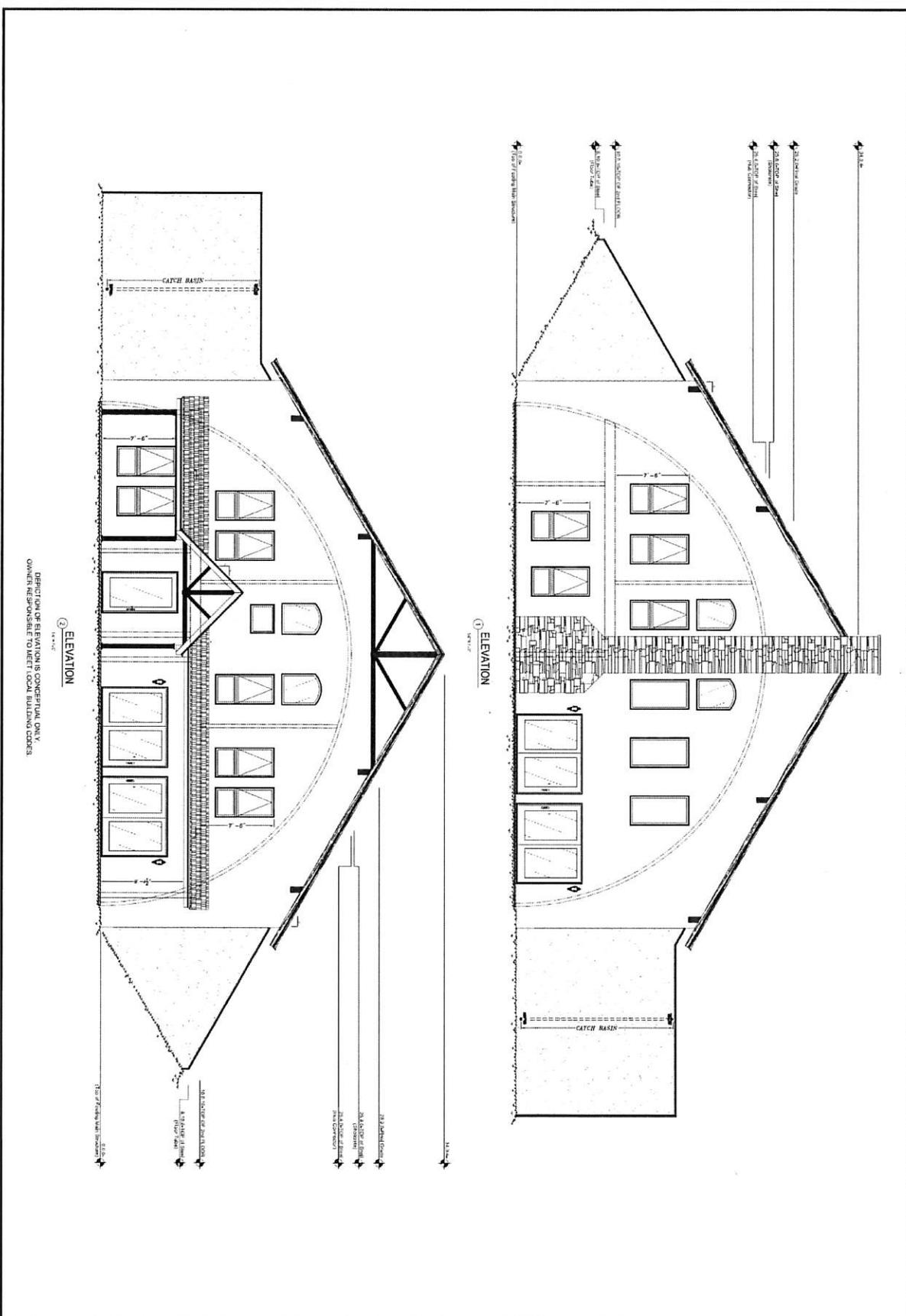
DRAWINGS PROVIDED BY:
Bitterwater Designs

DATE: _____
SCALE: _____
SHEET: _____
CVR

Continuing Education Center

The Continuing Education Center provides for ongoing education credits for Medical and other professionals. It contains meeting rooms, lodging, kitchen services, and other facilities to support the education mission. Certified courses will be taught in Outdoor First Responder, Outdoor EMT, and other outdoor activities. Fieldwork and outdoor recreation activities will be provided.





DEPICTION OF ELEVATION IS CONCEPTUAL ONLY.
OWNER RESPONSIBLE TO MEET LOCAL BUILDING CODES.

ELEVATION 2

ELEVATION 1

formworks 870-247-2100
p.o. box 1000 durango, co 81302

ELEVATIONS

1/4" = 1'-0"

REVISION	NO	DATE	DESCRIPTION

PLANS AND ELEVATIONS ARE CONCEPTUAL ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND ADJUSTING THE PLANS AND ELEVATIONS AS NECESSARY TO MEET LOCAL BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

Copyright Formworks, Inc. 2008
1000 Durango, CO 81302
870-247-2100

REFERENCE NUMBER

SET NUMBER

ISSUED

Level I
6000 ft²

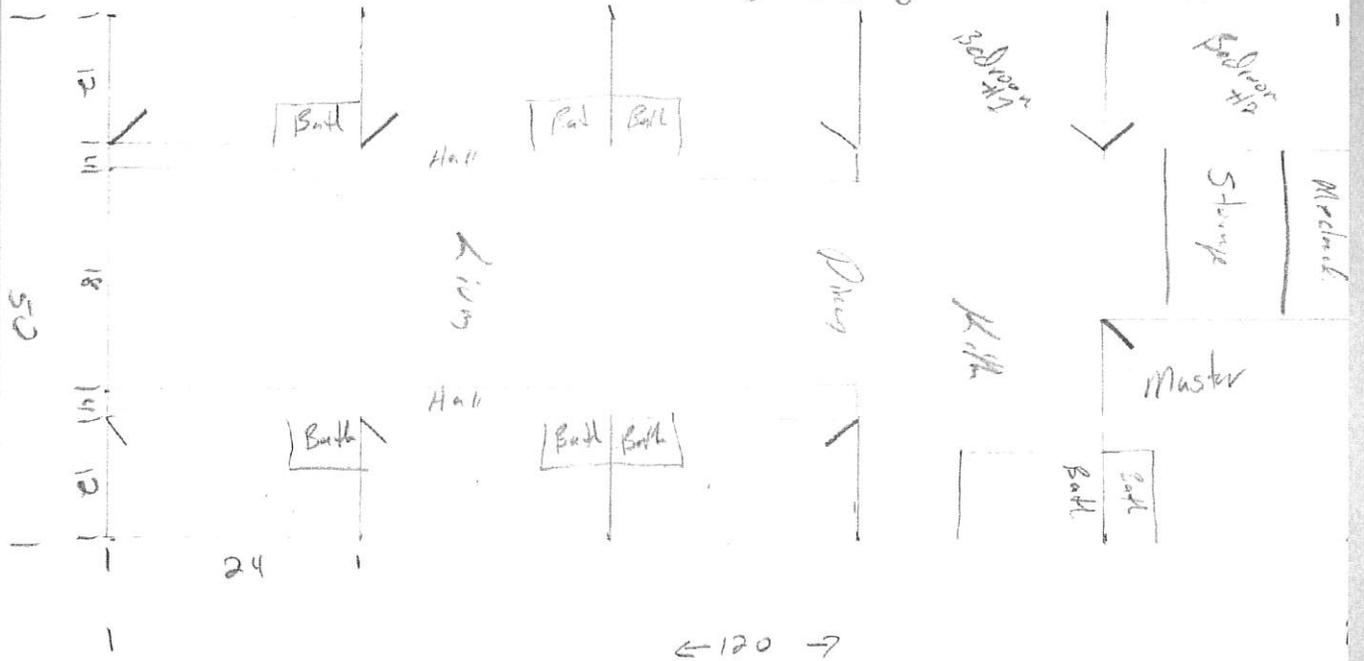
50 ft DOE
120 ft long

Bedroom
Storage
Mechanical

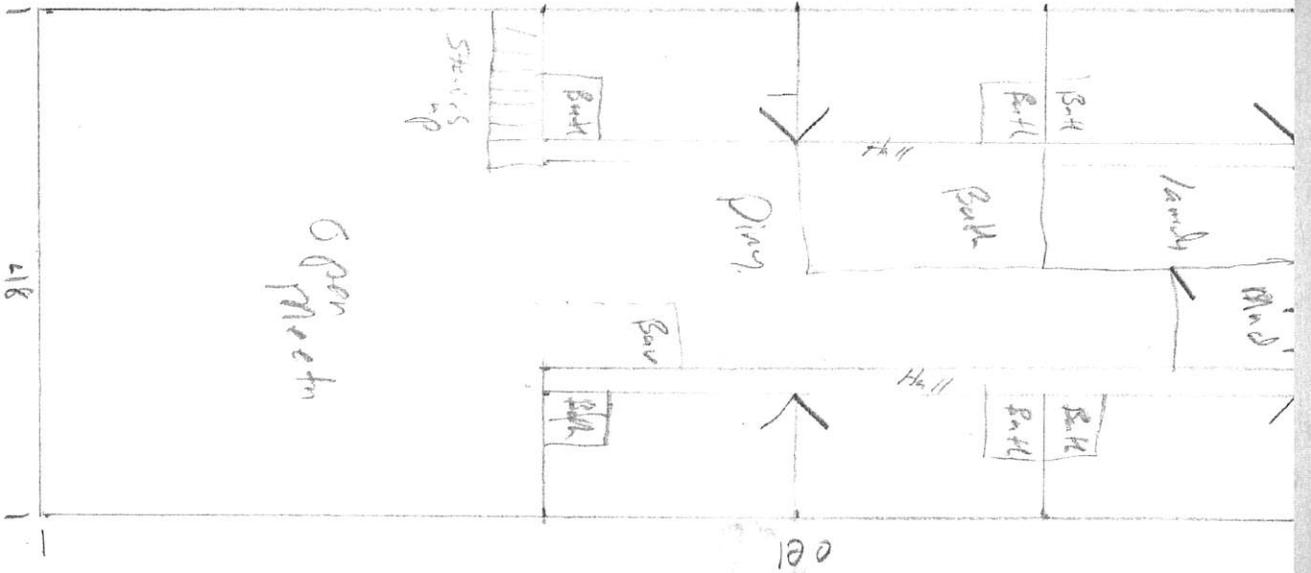
Master
Bath
Bath

Bedroom
Halls

Total
L1 = 6000 ft²
L2 = 5760 ft²
L3 = 2880 ft²
14,640 ft²



Level 2
5760412



218

Open Meehn

Dining

Stairs up

Booth

Hall

Booth

Booth

Kitchen

Bar

Booth

Hall

Booth

Booth

Bar

Level 3
2880 ft²



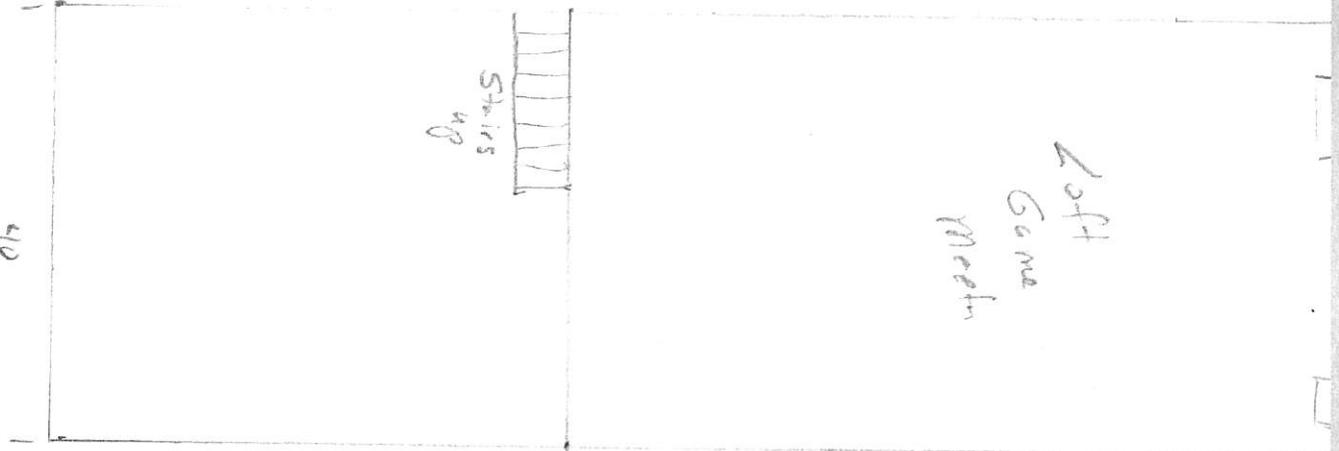
Loft
Game
room

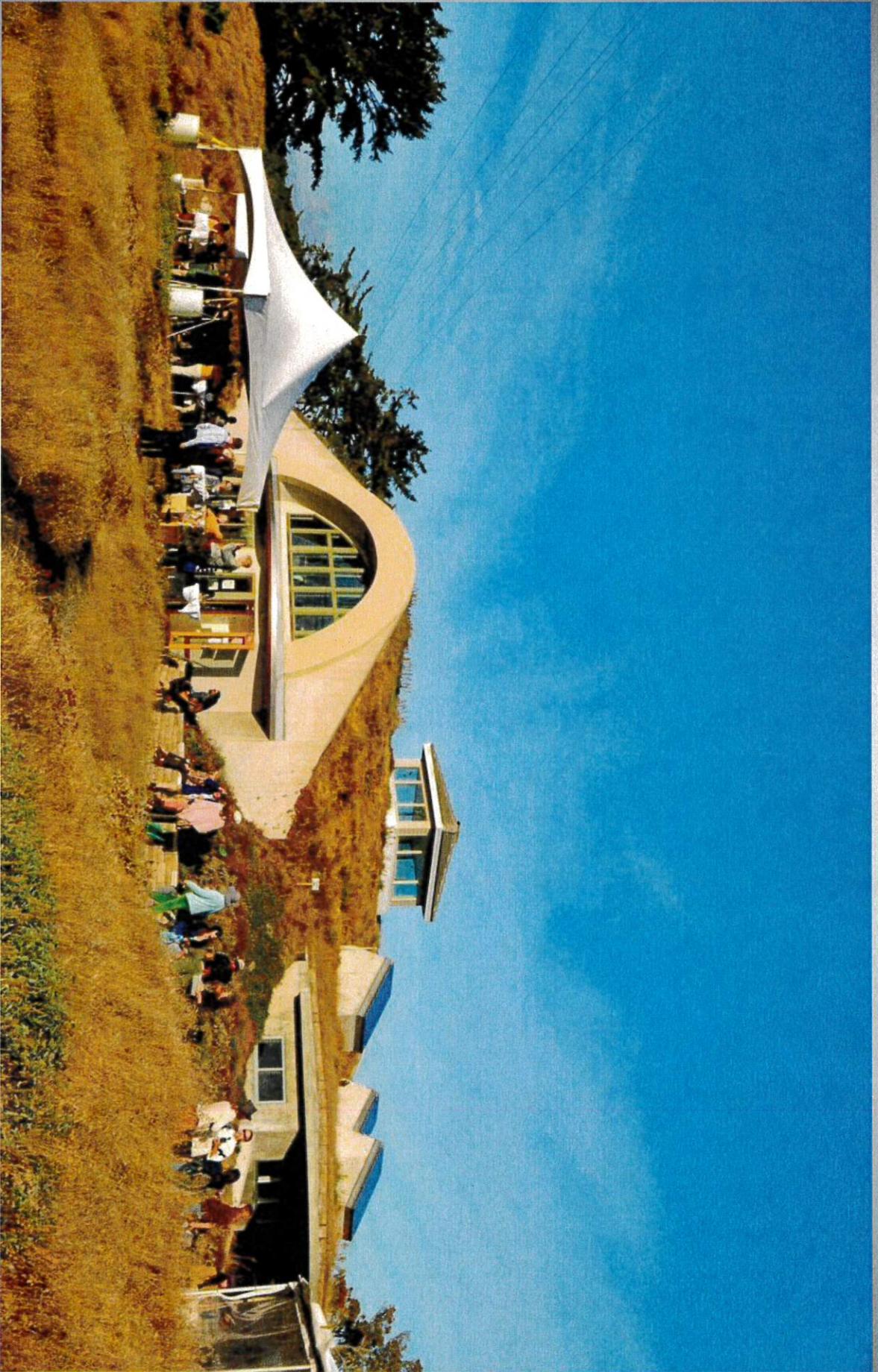
Stairs
up



→ 70 →

40





HOME OCCUPATION: Any use conducted entirely within a single-family dwelling and carried on by persons residing within the dwelling unit, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof and in connection with which there is not display, nor stock in trade. The home occupation shall not involve the use of any accessory building or yard space or activity outside the main building not normally associated with residential use. There shall be no sign advertising of any kind in connection with the home occupation. There shall be no employees outside of the family residing in the dwelling unit. There shall be no perceivable increase in local traffic. Not more than twenty five percent (25%) of the dwelling unit shall be devoted to the home occupation. A home occupation may include emergency consultation, but shall not be for the general practice of any trade or profession.

OPENING

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

Moment of Silence observed in memory of 9/11.

ROLL CALL/PRESENT

Chairperson Browning
Commissioner Prentice
Commissioner Jorgensen
Commissioner Kuehne
Commissioner Fralish

Town Recorder Michelle Kinney

DISCUSSION ITEMS:

A. Land Use Code 10.26 “Outdoor Lighting”

Chairperson Browning would like to have all the acceptable and unacceptable lighting pictures from the dark skies information (that was handed out during previous meetings) included in the final document. This information should be included with every building permit.

Chairperson Browning would like to adopt the IDA outdoor lighting ordinance and put it into our current code under 10.26.030. The examples they would like included with building permits are in the MLO.

The commission discusses different items within the current code and how it should be changed. They discuss the brightness of lumens and watts and eventually decide to change max lumens to 1200 and 600 from 1800 and 900. They discuss flood and spot lights being allowed if operated by a motion sensor or a timed device, set not to exceed 15 minutes. They discuss options for lighting height, shielding and direction. They reword the definition for Outdoor Lighting. These ideas will be reviewed again after the public hearing in two weeks. Once approved the Commission would like to send every resident a copy of the acceptable and unacceptable lighting information. A date/timeline is discussed to bring each property into compliance and if this would be enforceable in Apple Valley. They add that people must come into compliance with any fixture replacement or remodel.

B. Town Code 10.28.230 “Accessory Building and Accessory Uses General Requirements”

Mr. Ososki shows some pictures of shipping containers in town.

Chairman Browning would like to fix this by saying no shipping containers, cargo container or shipping crates. Mr. Ososki mentions that we keep it to the small 20 foot size, require them to be painted and only allow one. Chairman Browning would like to reword to allow them if they get a building a permit, only one allowed per lot and no 40 foot containers allowed. They also must match the primary building.

C. Town Code 10.28.100 “Parking Requirements of Private Recreational Vehicles in Residential Zones”

Remove “owned by the property owner”

Add a section that mentions that a renewable permit is required.

Councilmember Bass mentions he would like to see a section that covers commercial vehicle parking.

APPROVAL OF MINUTES

D. Approval of Minutes

8.14.2019

8.21.2019

MOTION: Commissioner Jorgensen moves to approve the Planning Commission minutes for 8.14.2019

SECOND: Commissioner Prentice

VOTE: Chairperson called for a vote:

Chairperson Browning	Aye
Commissioner Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Kuehne	Aye
Commissioner Fralish	Abstain (Absent)

MOTION: Chairperson Browning moves to accept the minutes for 8.21.2019

SECOND: Commissioner Fralish

VOTE: Chairperson called for a vote:

Chairperson Browning	Abstain (Absent)
Commissioner Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Kuehne	Aye
Commissioner Fralish	Aye

ADJOURNMENT

MOTION: Commissioner Prentice moves to adjourn

SECOND: Commissioner Fralish

VOTE: Chairperson called for a vote:

Chairperson Browning	Aye
Commissioner Prentice	Aye
Commissioner Jorgensen	Aye
Commissioner Kuehne	Aye

Commissioner Fralish Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:49 pm.

Date approved: _____

Chairperson Browning

ATTEST BY: _____
Michelle Kinney, Recorder