

## OPENING

Chairperson Browning brought the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

## PRESENT

Chairperson Browning  
Co-Chairperson Janet Prentice  
Commissioner Kuehne  
Commissioner Wenn Jorgensen on Phone

Town Recorder Michelle Kinney

## EXCUSED

Commissioner Seese

## OTHERS

Chief Zolg  
Mayor Marty Lisonbee  
Council Member Debbie Kopp  
Council Member McLaughlin  
Council Member Denny Bass  
Margie Ososki SW Mosquito Board

## DISCUSSION ITEMS

### A. DISCUSSION ON RV PARK ZONE AND CAMPING ZONE

Chairperson Browning asks for discussion on Camping and/or Resort Zone. This zone would be for camping and RV'S.

Frank Lindhardt mentions this ordinance would allow you to get rid of the other zones. This is by permitted use only. This zone would basically leave everything as conditional use.

Mayor shares his concern that the state has asked us to get rid of conditional uses. Conditional uses open us up to law suits. This could be an issue if we allow something for one person with this zone and we don't allow it for someone else.

Frank Lindhardt we could still use this to create a zone that allows all camping type uses.

Chairperson Browning mentions that that idea would make it a multiple use zone. She comments that this is a very rough draft and will need to be brought up in a work meeting.

## PRELIMINARY SITE PLAN REVIEW

### B. DISCUSSION ON MILES MARK DEVELOPMENT WITH PRELIMINARY SITE PLAN REVIEW

Time Stamp: 8:50

**Update on what has been happening with the items we asked them to work on. Karl Rasmussen gives a presentation on this.**

- 1- No dedicated access to this project. –They are willing to work with the town on this during the preliminary plat process. Travis is working with property owners where this road will need to be extended.
- 2- Water Model – We will submit this with the preliminary plat approval.
- 3- Road Cross section- We request to use no curb and gutter because they are the one acre lots. 2 ½ inches of asphalt 6 inches of road base 50 foot right of way, 26 foot pavement with the ditches leading to landscape. St. George uses a corridor width of 50's unless on a ledge overlook, which moves it to 45. Minor collector for Redstone we would do 60's
- 4- Lot Dimension frontage all look to be within acceptable parameter
- 5- Drainage will be addressed during the plat process. Including a drainage study. The water will be contained on top of the hill.
- 6- Willing to work with the town on access during the preliminary plat process.
- 7- For expansion the stub road will be through lot 8. Proposed road is on new map supplied tonight.
- 8- The plat will be reviewed by a licensed surveyor.
- 9- We will create a 75 foot setback from the ledge.

In conclusion, the property will need a rezone.

Fire Chief mentions he talked with the fire Marshall. If it is possible to get a secondary access up there then he would like to move this forward. This is the only project that has put forth any effort with the secondary access.

Karl mentions that during the zone change phase they would enter into a development agreement with the town for all the roads etc.

Commissioner Kuehne shares his feeling that town policy currently doesn't allow for a subdivision unless there is a secondary access.

Mr. Rasmussen asks if adding a secondary access to Main Street meets this criteria.

Mayor Lisonbee suggests that a development agreement would include all the necessary requirements. Mike Versamak has looked at this and he doesn't see any current issues with this plan.

Commissioner Kuehne would like to talk more about the road going to the east. Mr. Rasmussen mentions the importance of looping roads to eliminate dead ends. After zone change the preliminary plat will show the road.

Commissioner Kuehne mentions that Rome Avenue is less than ideal for the current traffic and would like to see improvements made.

- MOTION:** Commissioner Prentice motions to allow Miles Mark to apply for a zone change and schedule a public hearing for the zone change for AV-1319-A.
- SECOND:** Commissioner Kuehne

**VOTE:** Chairperson Browning called for a vote:

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

The vote was unanimous and the motion carried.

**C. DISCUSSION WITH PRELIMINARY SITE PLAN REVIEW FOR REDSTONE DEVELOPMENT**

**Time Stamp: 40:24**

Mr. Rasmussen discusses the site plan review for this area. Current plan is for 6 phases. The area closest to the road will be SF.5 and moving further out will be RE 1.0. Phase one would be closest to the street and move back. They show a future road but will need to work this out with another property owner. This would need to be included in a development agreement and be worked out in the preliminary plat process. Traffic study and water analysis will be done after the zone change.

**MOTION:** Cynthia Browning motions to schedule a public hearing for Zone change for parcel AV-1345, AV- 1327, AV-1326, AV-1346, and AV-1348-A.

**SECOND:** Commissioner Prentice

**VOTE:** Chairperson Browning called for a vote:

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

The vote was unanimous and the motion carried.

Pamela Quayle shares her concern that turn lanes be finished before homes are sold or cabins rented.

Chairperson Browning mentions that hearings will have precedence on the next meeting.

**APPROVAL OF MINUTES**

**D. MEETING MINUTES FOR NOVEMBER 14, 2018**

**Time Stamp: 1:00**

**MOTION:** Commissioner Kuhene moves to approve the minutes of November 14, 2018 for the Town of Apple Valley Planning Commission as written.

**SECOND:** Chairperson Browning

**VOTE:** Chairperson Browning called for a vote:

Commissioner Prentice –	Aye
Commissioner Seese -	Aye

*Jorgensen*

Commissioner Kuehne– Aye  
Chairperson Browning – Aye

The vote was unanimous and the motion carried

**ADJOURNMENT**

**MOTION:** Commissioner Prentice motions to adjourn

**SECOND:** Chairperson Browning

**VOTE:** Chairperson Browning called for a vote

Commissioner <sup>Irrendon</sup> Seese- Aye

Commissioner Prentice – Aye

Commissioner Kuehne– Aye


Chairperson Browning – Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:03 pm.

Date approved: Feb. 13, 2019

*Approved with changes (2)*

  
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Chairperson Browning

ATTEST BY:   
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Michelle Kinney, Recorder