

OPENING

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

ROLL CALL/PRESENT

Chairperson Browning
Commissioner Prentice
Commissioner Jorgensen
Commissioner Kuehne
Commissioner Fralish

Town Deputy Recorder Ben Billingsley

DISCUSSION ITEMS:

Janet Prentice Statement: Janet states that the Graham 5 acre farm should never have gone through. She states that on Mt Zion they are surrounded by AG for a buffer zone. He can have no limit of cows on 5 acres now. A bad precedence was set, and Janet feels like the Town was bullied into the decision. The gooseberry shipping container owner (Tana's) record should be expunged.

A. General Plan Discussion

Chairperson Browning started the discussion by stating that the goal of tonight's discussion is to start considering what changes needed to be made to the General Plan. The primary discussion will be surrounding the definition of low, medium and high density. Previous discussions have stated under 1 acre is high density, 1 to under 5 acres is medium density, and 5 acres and above is low density.

Commissioner Kuehne suggests that high density be broken out into 2 additional categories. The current map shows a density higher than half acre, so using only 3 categories would be less specific than what is currently defined.

Chairperson Browning states that Apple Valley does not currently have any residential parcels less than a half-acre.

Commissioner Kuehne questions what medium density is.

Commissioner Fralish likes residential zoning as medium, high, and low.

Chairperson Browning states the items that are already brown (1 acre), we can keep brown as medium density.

Commissioner Prentice mentions that Jepson Canyon will have commercial, the gas station already is, and Travis has talked about commercial.

Commissioner Kuehne discusses agricultural zoning, and that it should not be combined with residential.

Chairperson Browning mentions that agricultural property could be identified as low density area.

Denny Bass suggests that the nomenclature be consolidated. Commissioner Fralish agrees, and says that they will be consolidated as previously discussed.

Commissioner Kuehne suggests that Main Street be only ¼ to ½ mile, it is currently 3 miles. Some discussion occurred between Commissioners and it was determined a good approach would be approximately 1 and ½ mile of commercial be

Michael McLaughlin suggests that we are near Zion and mountain biking, and we should accept that there are appropriate places for commercial, which should be kept close to the highway.

The commissioners unanimously felt that ½ mile on each side of the highway on Main Street be dedicated as commercial.

Chairperson Browning poses the question as to what areas should be dedicated as medium density. Commissioner Prentice suggests that Bubbling Wells be low density.

Chairperson Browning suggests the large yellow area be broken up between high medium and low density to act as insulation. She also suggests the same be done with the purple area.

Commissioner Kuehne suggests that the current General Plan already has enough low density on the map.

Chairperson Browning asks where Bubbling Wells is on the map. She suggests the current red is medium, and the current purple is low density.

Commissioner Fralish suggests that the golf course be designated away from golf course. Commissioner Kuehne suggests high density may be appropriate.

Rich Kopp asks if Bubbling Wells was addressed. Chairperson Browning responds that it was suggested that it be planned as Low density.

Commissioner Kuehne asks where the parcel next to the existing yellow

ADJOURNMENT

MOTION: Commissioner Fralish moves to adjourn
SECOND: Commissioner Prentice
VOTE: Chairperson called for a vote:
Chairperson Browning Aye
Commissioner Janet Prentice Aye
Commissioner Jorgensen Aye
Commissioner Kuehne Aye
Commissioner Fralish Aye

The vote was unanimous and the motion carried

Meeting adjourned at 7:00 pm.

Date approved: 12/11/19



Chairperson Browning

ATTEST BY: Ben Bell

~~Michelle Kinney, Recorder~~

Ben Billingsley, Deputy Recorder