

OPENING

Mayor Lisonbee opens the meeting with attendance and leading in the Pledge of Allegiance at 6:00PM.

ROLL CALL/PRESENT

Mayor Marty Lisonbee
Councilmember Debbie Kopp
Councilmember Paul Edwardsen
Councilmember Mike McLaughlin (Virtual)
Councilmember Dale Beddo

Recorder/Clerk Not Present
Staff: Taylor Pledger and John Barlow

CONFLICTS OF INTEREST DECLARATIONS

None

CONSENT AGENDA

- A. Invoice Registry (Page 3)**
- B. Financial Statement (Page 5)**

MOTION: Councilmember Kopp moves to approve consent agenda items A and B.

SECOND: Councilmember Edwardsen

VOTE:

Councilmember Kopp	Aye
Councilmember Beddo	Aye
Councilmember Edwardsen	Aye
Councilmember McLaughlin	Aye
Mayor Lisonbee	Aye

Mayor town update: In regards to the main street realignment, there are now paint stripes on the ground, a deceleration lane has been put in place coming from the direction of Hildale as well as a left turn lane. New black top, cattle guards, and wider lanes have also been put in place. We received a grant to create a new General Plan. Sunrise Engineering helped us to secure the grant and will be assisting. Their goal is to determine how the highway impacts our town and what improvements can be made to benefit the town.

PRESENTATION

1. Sunrise Engineering on Impact Fee Study

- a. Impact Fee Analysis (Page 45)
- b. Parks & Recreation Fee Facilities plan (Page 69)
- c. Roadway Facilities Plan (Page 99)
- d. Storm Water Facilities Plan (Page 121)

Mayor Lisonbee invited Fred Philpot, Nate Wallentine and Marv Wilson from Sunrise Engineering to present via Zoom screen share.

Presentation Highlights and Summary:

Parks and Recreation Plan: Increase area of recreation based on the increase in population. Implement a multi-purpose trail from the south side of town, toward the end of Rome Way that will connect on to Main Street. Extend the town park boundaries.

Roadway Facility Plan: Pavement of Main Street. Interchange to be done with UDOT. Improvements to the bridge entering Apple Valley have already been completed; however, the loan was put into the impact fee.

Storm Drain Plan: Reform the barrow ditches to ensure they are capable of handling the water flow. Resize culverts that don't meet the current flows that are being received. Implement a channel that will run the length of the fields along the eastern side of town to the wash as well as implement a detention base, put in armor along the wash in areas close to residential homes. This will ensure erosion from flash floods will not cause the wash to recede towards the homes. A FEMA grant can be used for part of the funding for this plan.

Impact Fee Facilities Plan (IFFP)- Due to our population being under 5,000 people it is not required to have an IFFP. However, it is considered an advantage to go through this process to ensure we have the appropriate planning documents. Elements considered when formulating an IFFP include: Demand, Existing Facilities, Existing level of service, Identifying if there is a need for future capital facilities based on population growth and consideration of all revenue resources to finance system improvements.

Impact Fee Analysis: Items considered when conducting an impact fee analysis include:

Service Area: All areas of the city

Demand: Population, Household Areas, Trips on the roads, and Single-family equivalents

Existing facilities inventory: All city own IFA eligible facilities

Level of Service: This analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards.

End Presentation.

(For more information, refer to the Impact Fee Analysis found on the Apple Valley website)

PUBLIC HEARING

2. Zone Change of Parcel AV-1338-H-3 from OST to Planned Development. Applicant/Owners: Robert and Maria Campbell

Mayor Lisonbee opens the public hearing

Robert Campbell- Explained that he is looking to add 9 more units similar to what we have. Cabins are based on the Zion cabins that were moved over from Zion in the late 70s. Property is 11.5 acres; want 9 more cabins with several common areas and a check-in area. First cabin, even at max build, will be more than 650ft from Apple Valley Dr. He stated that he is intending to have simplified roads in order to leave the natural habitat in place.

Councilmember Kopp- Asked when do you want to start?

Robert Campbell- Explained that he would like to start immediately, 2 buildings are in place already and once infrastructure is in place he will be seeking to receive a business license.

Councilmember Beddo- Asked how many parking spots? Are there any handicapped spots?

Robert Campbell- Explained that each unit will have 2 spots, and yes, we are deciding which unit is best for accommodating handicapped parking. There are a total of 22 spots required; his full plan will provide 26 spots.

Councilmember Beddo- Asked what will be used for the surface of roadways?

Robert Campbell- Stated that it will be road base and asphalt.

Margaret Ososki- Asked what kind of sewer?

Robert Campbell- Answered septic and that Washington County is still looking at the project to give an estimate.

Mayor Lisonbee- Stated that approval of this project is subject to a developer agreement.

Councilmember Beddo- Asked does this project mandate a developer agreement?

Mayor Lisonbee- Explained that a developer agreement was decided upon to limit the number of units.

Mayor Lisonbee closes the public hearing

DISCUSSION AND ACTION

1. **Discussion and possible action on AMENDING GENERAL PLAN for parcel AV-1338-H-3 from OST to Planned Development. Applicant/Owners: Robert and Maria Campbell (D-2020-21, Page 41)**

MOTION: Councilmember Beddo moves to amend the General Plan for Parcel AV-1338H-3 to Planned Development.

SECOND: Councilmember McLaughlin

VOTE:

Councilmember Kopp	Aye
Councilmember Beddo	Aye
Councilmember Edwardsen	Aye
Councilmember McLaughlin	Aye
Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

2. **Discussion and possible action on ZONE CHANGE for parcel AV-1338-H-3 from OST to Planned Development. Applicant/Owners: Robert and Maria Campbell (D-2020-22, Page 42)**

MOTION: Councilmember Beddo moves to approve Zone Change for Parcel AV-1338-H-3 to Planned Development subject to a completed developer agreement with the town, limiting total units to 11.

SECOND: Councilmember Edwardsen

VOTE:

Councilmember Kopp	Aye
Councilmember Beddo	Aye
Councilmember Edwardsen	Aye
Councilmember McLaughlin	Aye
Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

3. **Discussion and possible action on GENERAL PLAN DESIGNATION CHANGE for parcels: AV-1369-B; AV-1369-C; AV-1366-A-6 to A-5 (D-O-2020-23, Page 43)**

Mayor Lisonbee- Explained someone bought over 100 acres and is dividing the lot into smaller lots for a total of 8 private homes for the family. General plan shows that area as R-1.

MOTION: Councilmember Edwardsen moves to approve the change to the general plan for parcels: AV-1369-B; AV-1369-C; AV-1366-A-6 to A

(Agriculture)
SECOND: Councilmember Beddo
VOTE: Councilmember Kopp Aye
Councilmember Beddo Aye
Councilmember Edwardsen Aye
Councilmember McLaughlin Aye
Mayor Lisonbee Aye

The vote was unanimous and the motion carried.

4. Discussion and possible action on ZONE CHANGE for Parcels: AV-1369-B; AV-1369-C; AV-1366-A-5; AV-1366-A-6 from OS/OST to A-5 (D-O-2020-24, Page 44)

MOTION: Councilmember Beddo moves to approve a Zone Change on Parcels: AV-1369-B; AV-1369-C; AV-1366-A-6 to A-5 (Agriculture 5 acres)
SECOND: Councilmember Edwardsen
VOTE: Councilmember Kopp Aye
Councilmember Beddo Aye
Councilmember Edwardsen Aye
Councilmember McLaughlin Aye
Mayor Lisonbee Aye

The vote was unanimous and the motion carried.

5. Discussion and possible action on Ordinance Creating the Tourist Commercial Zone (TC) (D-O-2020-25, Page 30)

Mayor Lisonbee- Expressed concern over the restriction of having TC be 1500ft from any residential property.

Councilmember Beddo- Agreed with the Mayor and would like them to take more time to look at that number and come up with a more reasonable restriction.

MOTION: Councilmember Beddo Moves to table the action on Ordinance Creating the Tourist Commercial Zone.
SECOND: Councilmember Edwardsen
VOTE: Councilmember Kopp Aye
Councilmember Beddo Aye
Councilmember Edwardsen Aye

Councilmember McLaughlin	Aye
Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Events Committee –

None

Planning Commission –

None

Fire Department – Chief Dave Zolg, Jr

Events are cancelled due to Covid. Burn season is going to be bad this year, don't expect many days. Cannot burn unless 500ft above clearing index. We had a firefighter who was hurt over a month ago in a motorcycle accident; he came home last week and is doing well. There were several lightning strikes in the Hildale area within the last few weeks, we responded quickly and problems were resolved. It seems people are being very impatient on the roads and we should all be aware of people breaking randomly and passing people in non-passing zones.

Big Plains Water and Sewer SSD –

None

Code Enforcement –

None

Roads and Storm Drainage –

None

Council-

None

MAYOR OPENS PUBLIC COMMENTS

No public comments made

MAYOR CLOSSES PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION-

MOTION: Councilmember Kopp moves to have a closed session to discuss current pending legal litigations.

SECOND: Councilmember Beddo

VOTE:

Councilmember Kopp	Aye
Councilmember Beddo	Aye
Councilmember Edwardsen	Aye
Councilmember McLaughlin	Aye
Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

Council adjourns for a closed session

ADJOURNMENT

MOTION: Councilmember Kopp moves to adjourn tonight's meeting.

SECOND: Councilmember Edwardsen

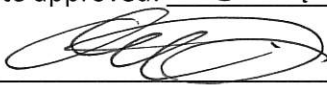
VOTE:

Councilmember Kopp	Aye
Councilmember Beddo	Aye
Councilmember Edwardsen	Aye
Councilmember McLaughlin	Aye
Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:44 p.m.

Date approved: 3-9-2021



Marty Lisonbee, Mayor

ATTEST BY: Michelle Kinney