



SPECIAL APPLE VALLEY PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 17, 2022 at 6:00 PM

MINUTES

Chairman | Allen Angell

Commissioners | Lee Fralish | Forrest Kuehne | Jeri-Burhorn Politte | Margaret Ososki

CALL TO ORDER- Chairman Angell called meeting to order at 6:00 p.m.

Video glitch with zoom had to stop and re-start zoom recording.

PLEDGE OF ALLEGIANCE- Led by Chairman Angell.

ROLL CALL

PRESENT

Chairman Allen Angell
Commissioner Lee Fralish
Commissioner Forest Kuehne
Commissioner Jeri Burhorn-Politte
Commissioner Margaret Ososki

CONFLICT OF INTEREST DISCLOSURES

None stated.

JOINT WORK MEETING WITH TOWN COUNCIL

PRESENT

Chairman Allen Angell
Commissioner Lee Fralish
Commissioner Forest Kuehne
Commissioner Jeri Burhorn-Politte
Commissioner Margaret Ososki
Council Member Kevin Sair
Council Member Andy McGinnis
Council Member Robin Whitmore via zoom

1. General Plan Map Amendment and Transportation Map Amendment Discussion

Chairman Angell commented that this General Plan is a good comprehensive plan. He disclosed he got a copy of a letter that arrived 5 minutes before this meeting from an attorney representing a landowner that was addressed at the public hearing for the General Plan. Typically, we don't respond to public comments that come after the public hearing was closed. This letter on Commissioner perspective does not need to be responded to because it came after the public hearing was closed.

Commissioner Politte commented about the question of collector roads on agricultural property that was asked at the public hearing. She continued; collector roads are built for residents to avoid the SR-



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59 highway. Council Member Sair commented also for future growth and for developers to understand what their choices are for development.

Chairman Angell commented about rationale of plan and being responsible for future development.

Commissioner Kuehne asks about road in Gooseberry not staying North. Commissioner Ososki commented about development not having that road in the plat.

Chairman Angell commented on the future build out of Apple Valley and can change in the future. He continued, collector roads are ways to connect and are critical to the infrastructure.

Chairman Angell commented on the General Plan Map and the majority is rural, which is the consensus of the majority of the Town.

Commissioner Politte commented that this plan has 6,000 lots capability. Chairman Angell commented infrastructure needing to be fixed as well. I was discussed that Town of Apple Valley has capability of 3,500 building capacity possibly in water shares. Chairman Angell commented plenty of development opportunities, with the Town organizing how and where development takes place.

Council Member McGinnis also commented on our source ground water protection ordinance that has been on the books since 2005 and that is the basis of the 7-acre lot size.

Chairman Angell commented about General Plan, looking at area and not individual lots. Council Member McGinnis commented on land use designation. Council Member Sair commented about water conservation being a huge issue in all of State of Utah especially Southern Utah. Commissioner Kuehne discussed the map designations.

Chairman Angell ended the work meeting with Town Council.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. General Plan Map Amendment

Commissioner Ososki discussed a designation of Planned Development above Gooseberry. Also asked about Church property. Chairman Angell commented this is the General Plan and not changing zoning.

Chairman Angell commented that we are not changing zoning designation.

Chairman Angell called for a motion.

Motioned that we approve the General Plan Map and General Plan for the vision of Apple Valley and recommend approval to Town Council.

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Ososki.

Voting Yea: Chairman Angell, Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki



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The vote was unanimous and the motion carried.

3. Transportation Map Amendment

Chairman Angell commented on the Transportation Plan and questioned for clarity. Commission discussed about commercial development and having them show up and frontage roads are something that we don't need to deal with.

Motioned that forward this to the Town Council for approval on the Transportation Map.

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Fralish.

Voting Yea: Chairman Angell, Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki

The vote was unanimous and the motion carried.

4. General Plan Document Amendment

Chairman Angell commented kudos to four mayors from the time General Plan update started and engaged Sunrise Engineering for democratic process, very happy with the results and the Town's vision.

Motioned that we accept the General Plan documents and send to Town Council.

Motion made by Commissioner Ososki, Seconded by Commissioner Burhorn-Politte.

Voting Yea: Chairman Angell, Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki

The vote was unanimous and the motion carried.

ADJOURNMENT

Motioned to adjourn meeting.

Motion made by Commissioner Fralish, Seconded by Commissioner Kuehne.

Voting Yea: Chairman Angell, Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki

The vote was unanimous and the motion carried.

Meeting adjourned at 6:50 p.m.

Date Approved: _____

Approved BY: _____

Chairman | Allen Angell

Attest BY: _____

Town Clerk-Recorder | Jenna Vizcardo