



## APPLE VALLEY WORK MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, March 02, 2022 at 9:00 AM

### MINUTES

Mayor | Mason Walters |

Council Members | Kevin Sair | Robin Whitmore | Andy McGinnis | Barratt Nielson

**CALL TO ORDER- 9:10am**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

PRESENT

Council Member Kevin Sair, Present

Frank Lindhardt, Present

David Zolg- JR- Fire Dept, Present

Barratt Nielson- Council Member, Present

Dale Harris, Present

Council Member- Andy McGinnis-Present, arrived late Andy McGinnis is present at 10:57am.

**Clerk-Recorder** | Jenna Vizcardo

ABSENT

Mayor | Mason Walters

**DECLARATION OF CONFLICTS OF INTEREST**-None

**CONSENT AGENDA**

**DISCUSSION AND ACTION**

1. MINS: 1.19.2022

Table

**Motion made by Council Member Sair, Seconded by Council Member Nielson.**

**Voting Yea: Council Member Sair, Council Member Nielson**

**DICUSSION, REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS**

Frank Lindhardt

1. Discuss Jepson Canyon

2. Discuss Knollwood RV

3. Discuss Wells Estates

Kevin Sair

1. Equipment Rental

**OPEN ROUND TABLE FROM EACH DEPARTMENT WITH ANY PENDING ITEMS TO DICUSS**

Frank

Jepson Canyon-met with Hank, informed plans signed off by Beddo and certainly signed off however missing 90% off what is supposed to be in construction plans. Research was done on developer agreement, they have master plan approved. One places goes into someone's property and they have informed me of that has been changed. Not sure if internal plan or master plan updated. Once approval for project whether PD like theirs if you deviate, some thing can be PC exclusively and other changes need to be approved by TC and PC. Question with Hank the project owner for Jepson Canyon. If significant changes to Master Plan needs to go through PC and/or TC for approval. Next step to proceed with construction is get preliminary plat approval for the phase and can not find record that has taken place. Conversation about hillside ordinance took place. Conversation about road dedication plat took place and if that could waive the preliminary plat process subject to hillside ordinance but Frank is hesitant because they have not been cooperating so forth. Conversation took place about how the Mayor is not allowed to bypass 80% of the ordinances. Advice is voluntarily take a break and construction plans signed off by the ordinances the Town of Apple Valley has. Missing steps in process to proceed. Frank's recommendation to Town Council to please stop until we can all get on the same page. Brant Tuttle Agent does know the steps that need to be done. Conversation about possibility of metal tank at the site we currently have up on stilts. Conversation about tank location.

Frank makes suggestion that he would like Town Council and Planning Commission to take tour of this project.

Kevin Sair makes comment regardless of what has happened in the past bury the hatchet. We have a lot of work. Let's keep working and getting all paperwork done and ready to go when the mortarium is over. Conversation about getting all developers involved to benefit the town. JUC meeting discussion and individual discussion with developers. Conversation about pioneering agreements with other developers so they can use the money for Jepson Canyon now to build the tank.

Dale Harris has conversation about safe drinking water and developers need to come together.

Mr. Travis Wells asks about impact fee credit.

Frank

Knollwood RV Park- Conversation about no final site plan approval. Never received permission for the state for his plans for his sewer system and he may not get it. Never paid impact fees. Before starting anything everything has to be signed off and everyone has to be on the same page. Frank will have conversation with him. Impact Fee conversation due to owner requesting to research impact fee because he has building permit and wanted to make sure he wasn't being double charged. Frank researched impact fees and discussion about the impact fee study with Sunrise Engineering. Impact fee study was done.

Wells Estates- plat recorded which is highly unusual. Discussion about bonds specific and the different types. Question about if plat is valid because missing signatures.

Separate conversation unrelated to Wells Estates was discussed about lot splits.

Kevin Sair- Equipment Rental Mini ex for \$300 a day. \$60 drop and take back. Can do weekend thing. Overall coordinated with Dale Harris and Andy McGinnis. This will be to do maintenance for the bar ditches. Take about 3-4 days. Discussion about renting for a week.

Richard Fischer comment from zoom chat-Please tell the road department we need the roads graded.

Comment made from Kevin Sair that we are not doing roads improvements at this time.

Cancel JUC Meeting for tomorrow Thursday, March 3, 2022.

Kevin Sair asks questions about the Ash Creek Service District Agreement and power outages. Conversation took place.

Conversation took place about treatment for Wells 59 and getting the emergency money.

Frank asks question about Canaan Springs line, Dale Harris makes conversation about transmission line.

Andy McGinnis is present at 10:57am.

Frank makes comment about what it would take to have gravity fed system. And emergency condonation possibility of speaking with lawyer for a property to run the water line. Dale Harris had conversation.

Rod Mills-Engineering

- Met with Division of Drinking Water and work through interface with the district with emergency situation in Cedar Point. Other things came to light- contact with Sunrise Engineering with Capital Facilities Planning to bring us more into compliance. Another door has been opened to possibly using that funding on our emergency funding. What has changed not meeting with board on Friday, going to meet with Michael and board member and informally. Agenda has shifted, ask Board if willing to have emergency meeting and if willing a special meeting will be set up for us and get funded for the emergency funding. Rod Mills has asked if Dale Harris could come to the meeting tomorrow but asked to not bring a lot of people to the informal meeting tomorrow. Sunrise has received grant to do a water system master plan and impact fee study and capital facilities plan. Rod Mills makes comment that he is super frustrated that we didn't get truthful answers because it is getting in the way of emergency funding. Frank makes comment that maybe another agency is doing the general plan funding. Possible that have 2 grants that they are working on GP/ Need to find out definitely was has been done with the water system contact and whether or not we want to proceed with this or not. Andy will make call to Sunrise Engineering and find out where they/we are at.

**REQUEST FOR A CLOSED SESSION**-none

#### **ADJOURNMENT**

Adjourned 11:27am

**Motion made by Council Member Nielson, Seconded by Council Member McGinnis.**

**Voting Yea: Council Member McGinnis, Council Member Nielson**

Date Approved: \_\_\_\_\_

Approved By: \_\_\_\_\_

Attest By: \_\_\_\_\_

**Clerk-Recorder** | Jenna Vizcardo