



APPLE VALLEY PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, September 01, 2021 at 6:00 PM

MINUTES

Chair | Allen Angell

Commissioners | Janet Prentice | Richard Fischer | Lee Fralish | Wenn Jorgensen

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

PRESENT

Chair Allen Angel
Commissioner Wenn Jorgensen
Commissioner Janet Prentice
Commissioner Lee Fralish
Commissioner Richard Fischer

CONFLICT OF INTEREST DISCLOSURES

No conflicts

APPROVAL OF MINUTES

Chair Angel said there were no minutes ready. Commissioner Prentice mentioned that they should have them a week prior to the meeting.

HEARING ON THE FOLLOWING

There was no public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

1. **DISCUSSION AND POSSIBLE ACTION ON PRELIMINARY PLAT APPLICATION FOR LOT AV-1-3-5-211 from Heber Allred as owner.**

Mayor Beddo gave a brief overview of the proposal and said the primary issue is water. The project has good water rights and will bring storage and water lines. There will be onsite sewer and no septic. The conclusion was that staff is good with moving forward with the commission making a positive recommendation to the council. The project has met utility demands. Allen Angell asks how does the town get the project owners committed to this plan; Mayor Beddo says that is done through the final plat process and bonding. Project features such as commercial, tourist commercial and residential were addressed. Access was discussed.

Motion made by Janet (18') to approve the preliminary plat application and send forward to the town council; Lee second. No further discussion, vote all ayes.

Motion made by Commissioner Prentice, Seconded by Commissioner Fralish.

Voting Yea: Chair Angel, Commissioner Jorgensen, Commissioner Prentice, Commissioner Fralish,

Commissioner Fischer

2. **DISCUSSION WITH NO ACTION ON AMENDING THE GENERAL PLAN RELATING TO THE TOURIST COMMERCIAL DESIGNATION. PROPOSED CHANGES WOULD MAKE THE GENERAL PLAN DESIGNATION FOR TOURIST COMMERCIAL EXTEND ONLY 1/2 A MILE FROM THE MAINSTREET AND SR-59 INTERSECTION INSTEAD OF 1 MILE.**

Allen Angell suggests action could be taken due to a hearing being held in a previous Planning Commission meeting. The commission talked about possible changes that could be made to the south of the intersection; how access to the highways would look; and what effect changes would have for development. Richard Fischer made a motion (34') to recommend to the council that we amend the Tourist Commercial areas on the General Plan map to extend one half mile along the southern portions of the highways from their intersection. Lee second. No further discussion, all vote aye.

Motion made by Commissioner Fischer. Seconded by Commissioner Fralish
Voting Yea: Chair Angel, Commissioner Jorgensen, Commissioner Prentice, Commissioner Fralish, Commissioner Fischer

3. **DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR LOT AV-1355-A**

Item was tabled until the GP map is amended; also, possible changes may be made to the zoning proposal in relation to the GP amendment.

4. **DISCUSSION WITH NO ACTION ON ZONE CHANGE APPLICATION FOR AV-1311-U**

Mr. Wilson of AV-1311-U is invited to discuss a project for the parcel. No zoning sought now, only input from town as to what zoning might be best. Some discussion of AG zoning versus residential.

ADJOURNMENT

Lee Fralish made a motion to adjourn with Janet adding a second; vote was all aye.

Motion made by Commissioner Fralish. Seconded by Commissioner Prentice
Voting Yea: Chair Angel, Commissioner Jorgensen, Commissioner Prentice, Commissioner Fralish, Commissioner Fischer

Date Approved: _____

Chair | Allen Angell

Attest BY: _____

DRAFT