

Regular Meeting of the Land Use Authority
of the town of Apple Valley
held 27th October 2005
at the Smithsonian Fire Station

Meeting was called to order at 7:00pm by chair Kathy Pugmire

The pledge of Allegiance was lead by George Jessop.


Members in attendance were: Dick Naylor, Lori Baum, alt, George Jessop, Chris Lindquist, and Kathy Pugmire. Jeff Hood was absent.

The minutes of 10/6, 2005 were approved as corrected. 5/0

Pugmire said that there would be a public hearing on Nov 10 to discuss and review the zoning ordinance because of the confusion of removing $\frac{1}{2}$ & $\frac{1}{4}$ acre lots from the land use ordinance.

Matt Noorlander was not in attendance. Baum moved to table application until Nov 10th, Jessop seconded. The vote was 5/0 in favor.

Interactive Planning & Development submitted for Gooseberry lot #10. Naylor moved to accept as presented and send to the town w/ the septic paper. Lindquist seconded, the vote was 5/0 in favor.

 Merlin Webb/ Kirk Webb presented concept plan for Phase II of Canaan Mt. Estates. There was discussion of the egress. It is the second one for the subdivision and they are working on a turning lane for the highway. Zoning would have to be changed. Discussion of that process was presented. Motion to accept the basic concept of Canaan Mountain was made by Jessop, Lindquist seconded. The vote was 5/0 in favor.

Jerry Eves presented South Zion Estates phase 3 & 4. The request for zone change form, checklist, etc. were given. He wants two different zoning changes: one to 1 acre+ and commercial. Jerry asked if he was going to have to do sewer. Pugmire said yes. He will therefore submit for the zoning change on phase 3. Phase 4 he will wait to have the $\frac{1}{2}$ & $\frac{1}{4}$ lots zoning approved.

Lindquist moved to approve the phase 3 as presented. Baum seconded. The vote was 5/0 in favor.

Wayne Bevan, presented the concept plan for Desert Rose. He presented a history of the property and his progress toward getting the subdivision approved. He stated that he had presented the $\frac{1}{2}$ acre lots to the council and Pugmire said it was not presented to this council. He said he is trying to be a good neighbor because the second road will benefit Gooseberry as well. His second plan has a road around the subdivision into the Gooseberry. Pugmire said that his plans fall under the problem of not having $\frac{1}{2}$ acre lots. There was discussion of the public hearing on the 10th. Gary Connell could be a

11.17.05

John Peay plan was presented. The commission had questions as to easement. He has documents showing purchase of easement from Ted Gubler. He has 40 acres and one house. Mayor asked if there had been a zone change. Pugmire said no, so it goes back to planning.

The plans for Joseph Williams, Gooseberry lot # 84, were presented. Brown moved to accept as presented. Kingsley seconded, the vote was 5/0 in favor.

The plans for William Ashmore, AVR-2-25, were presented. Hirschi moved to accept as presented. Kingsley seconded, the vote was 5/0 in favor.

There was a recommendation from the planning commission for zoning change from OST to R~~E~~40 for Merlin Webb. Brown moved to accept recommendation, Hirschi seconded, the vote was 5/0 to approve zone change.

There was a recommendation from the planning commission for Stratton, to change zone from industrial, to R~~E~~-20. Hirschi moved to accept the zone change recommendation, Kingsley seconded, the vote was 5/0 in favor.

There was question as to why the council was not voting tonight on the ½ acre. It was explained that the recommendation was made but that it needs to be put on the agenda. Mr. Wright said that there would have to be a draft ordinance showing the changes for public review. He said that there is no obligation to accept the recommendation. Readdressing of ½ acre will be put on the Dec 1st agenda.

Hirschi explained the consent agenda. Pugmire moved to accept as presented. Kingsley seconded, the vote was 5/0 in favor.

Brown presented the number of signs for the streets. He said there are some questions. He likes the signs in South Zion which show the name and the E/S designation. Mayor asked if he knew the sizes of the proposed signs. He said that the council would have to decide on the size and to be consistent in the town limits. Brown said there has been grading to level. The two culverts are not in because he can't get with the engineer.

around the culverts

Marie said the dumpsters by the fire station were half full, the one in SZ was empty. The mayor said that means we are getting things cleaned up. Marie said she is looking for dates in the future. She talked about the food drive. She encouraged everyone to submit names of needy persons. This is for Thanksgiving. She will be doing Christmas at a later time. She will be inserting a flyer with the trash bill. Brown moved to approve the insert, Hirschi seconded, the vote was 5/0 in favor.

Pugmire and Kingsley moved to adjourn. Brown seconded. The vote was 5/0 in favor. The meeting was adjourned at 8:48pm.