



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 02, 2023 at 6:00 PM

MINUTES

Chairman | Michael Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Bradley Farrar

CALL TO ORDER- Chairman Farrar called the meeting to order at 5:59 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Michael Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

Commissioner Garth Hood

Commissioner Bradley Farrar

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING | DISCUSSION AND POSSIBLE ACTION

1. **Public Hearing:** Adopt Title 10.40 Private Cemeteries For Human Interment, Ordinance-O-2023-26.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

8. **Discussion and Possible Action:** Consider Recommendation of Approval for Adopting Title 10.40 Private Cemeteries For Human Interment, Ordinance-O-2023-26.

MOTION: Commissioner Farrar motioned that we recommend approval for adopting title 10.40 Private Cemeteries For Human Interment, Ordinance-O-2023-26.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye

Commissioner Hood - Aye

Commissioner Palmer - Aye

Commissioner Fralish - Aye

Chairman Farrar - Aye



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The vote was unanimous and the motion carried.

2. **Public Hearing:** Zone Change Application for AV-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0), Reason for Request: Ament the current PUD to obtain rural estate large lot zoning. Applicant: Jerry Eves.

Bob Nicholson from Shums Coda Associates reviewed the staff report in the agenda packet.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

3. **Discussion and Possible Action:** Consider Approval of Zone Change Application for AV-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0), Reason for Request: Ament the current PUD to obtain rural estate large lot zoning. Applicant: Jerry Eves.

Chairman Farrar welcomed growth of over five acres parcels for residential. Commissioner Fralish is in favor of the zone change.

MOTION: Commissioner Hood motioned that we recommend approval to Town Council for item number 3 for the Zone Change for AV-1365-D from Planned Development to RE-5, large lot zoning, motion we recommend approval.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye

Commissioner Hood - Aye

Commissioner Palmer - Aye

Commissioner Fralish - Aye

Chairman Farrar - Aye

The vote was unanimous and the motion carried.



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4. **Discussion and Possible Action:** Consider Recommendation of Approval for Preliminary Plat Application for AV-1365-D. Proposed Use: 2 Single Family Lots. Owner: Dean Monson. Agent: Jerry Eves.

Chairman Farrar explained this application was tabled from the June 28, 2023 Planning Commission Hearing/Meeting due to technicality on the previous agenda item, the zone change.

Bob Nicholson with Shums Coda Associates reviewed the staff report in the agenda packet.

Chairman Farrar commented is in favor of the two lots. Commissioners discussed road standards for this application.

MOTION: Commissioner Farrar motioned that we recommend approval for the Preliminary Plat Application for AV-1365-D, the proposed use of two single family lots.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

5. **Discussion and Possible Action:** Consider Recommendation of Approval for Zone Change Application for AV-1317-D from Open Space Transition (OST) to SF Single Family Residential Half-acre (SF-.50), Reason for Request: To match zoning to the Crimson Peaks subdivision. Applicant: Travis Holm.

Corey Bundy with Shums Coda Associates reviewed the staff report in the agenda packet. The pending updated affidavit has been received. Chairman Farrar discussed that the requested zone change does not match the general plan and for half an acre a general plan map amendment would possibly be needed.

Karl Rasmussen of ProValue Engineering with the applicant asked about the formality process and if there would be a decision be made with half acre.

Matt Loo, legal representative with the applicant commented on tabling rather than approving or denying with conditions. Chairman Farrar discussed this is a huge project and his opinion is to table for the new application.



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Chairman Farrar asked the Planning Commission for their comments. Commissioner Farrar discussed they would recommend for zone change and public hearing for a new application for one acre zone change application. A new application and the fee waived was discussed by Chairman Farrar.

MOTION: Commissioner Hood motioned that we table number five which is AV-1317-D changing from open space transition to single family half acre, to allow a new application and see what happens at the next meeting.

SECOND: The motion was seconded by Commissioner Farrar.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

6. **Discussion and Possible Action:** Consider Recommendation of Approval for Preliminary Plat Application for Crimson Peaks subdivision. Proposed Use: Single Family 1/2. Agent: Travis Holm, Scout Holm. *Tabled from June 28, 2023 Planning Commission Hearing/Meeting.

Chairman Farrar commented since the zone change on the previous agenda item was tabled the preliminary plat should also be tabled.

MOTION: Commissioner Farrar motioned that we table the considering recommendation of approval for preliminary plat application for Crimson Peaks subdivision proposed use of single-family half acre.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye



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The vote was unanimous and the motion carried.

Chairman Farrar commented that his suggestion is to meet with our engineers regarding water commencement, wastewater approval, fire access road, and bridges explanation.

- 7. Discussion and Possible Action:** Consider Recommendation of Approval for Preliminary Plat Application for West Temple Village Subdivision. Purpose of Request: Residential. Owner: Standard Development, Holm House. *Tabled from June 28, 2023 Planning Commission Hearing/Meeting.

Corey Bundy with Shums Coda reviewed the staff review report in the agenda packet.

Chairman Farrar asked about the illegal lot split and until recorded with Washington County as final, this application should be tabled.

MOTION: Commissioner Farrar motioned that we table item number seven considering recommendation of approval for preliminary plat application for West Temple Village subdivision purpose of request, residential.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

Chairman Farrar commented on the issues he sees with the plat. The application states residential use but plot has commercial. Approval for commercial lots will require approval from UDOT due to the access and acceleration lanes. Approval from Big Plains Water Special Services District for approval of entire project or eliminate the project and complete one phase application. The plan for the bridge. Water rights need to be dedicated for the entire project unless going to do a phase one application. The application states 528 acres but is 497.25 acres. The application state Holm House and Standard Developments as the owners but Washington County only states Holm House as the owner. Ash Creek has given a conditional will serve requiring a preliminary feasibility study and he would like to see that



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study. Chairman Farrar commented about lots under one acre. He has no problem meeting with anyone if requested.

APPROVAL OF MINUTES

9. Minutes: June 28, 2023.

MOTION: Commissioner Farrar motioned that we approve the minutes from June 28, 2023.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Farrar motioned to adjourn the meeting.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.



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The meeting was adjourned at 7:02 p.m.

Date Approved: _____

Approved BY: _____

Chairman | Michael Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo

DRAFT