SPECIAL PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, January 20, 2022 at 6:00 PM

MINUTES- REVISED

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Thursday, January 20, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell
Commissioners | Richard Fischer | Lee Fralish | Forrest Kuehne | Jeri-Burhorn Politte

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Allen called meeting to order at 6:00pm

PRESENT
Chair Allen Angel
Commissioner Lee Fralish
Commissioner Richard Fischer
Commissioner Forest Kuehne
Commissioner Jeri Burhorn-Politte

CONFLICT OF INTEREST DISCLOSURES

None declared.

APPROVAL OF MINUTES

1. MINS: 12.01.2021

   Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Kuehne. to approve MINS: 12.01.2021
   Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

   Motion carries.

DISCUSSION AND POSSIBLE ACTION ITEMS

2. Discussion and possible action on Nomination and election of chairperson.

   Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Fralish. to appoint Allen Angel action on Nomination and election of chairperson.
   Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

   Motion carries.

3. Discussion and possible action on Nomination and election of vice-chairperson.

   Motion made by Commissioner Kuehne, Seconded by Chair Angel. on Discussion and possible action on Nomination and election of vice-chairperson for Jeri Burhorn-Politte.
   Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

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Motion to carries.

4. Discussion and possible action on Introduction of Land Use 101 online course.
   Discussion of attending this online course at a meeting of the Planning Commission in February or March. https://extensioncourses.usu.edu/product/land-use-101-powers-and-duties/

   Conversation took place about scheduling this 2nd week in March for taking course in a work meeting.

   Nothing to vote on-more for information.

   Allen Angel makes comment to be on the lookout for additional training to satisfy the 4 hours of continuing education that is required.

5. Discussion and possible action on AV-1366-D-1. Zoning change application continued from December meeting. Owner Zion Tiny Homes Matt Jessop.

   Allen Angel reads staff report that is part of the agenda packet on page 26.

   Motion for denial recommended to the Town Council, needed application corrections were not made.

   Motion made by Commissioner Kuehne, Seconded by Commissioner Burhorn-Politte.
   Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

   Motion carries.

6. Discussion and possible action on AV-1318. Zoning change application continued from December meeting. Owner Nancy Bradshaw Tr. Applicant Travis Holm.

   Allen Angel reads staff report that is part of the agenda packet on page 33.

   Motion made to recommend denial to the Town Council for ownership questions, General Plan questions and lack of services.

   Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Fralish.
   Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

   Motion carries.

7. Discussion and possible action AV-2184 & AV-2165. Zoning change application continued from December meeting. Owner: Ciel Holding LLC & Colony Partners LLC. Application by Travis Holm.

   Allen Angel reads staff report that is part of the agenda packet on page 42.

   Motion made to recommend denial to the Town Council for ownership questions, General Plan questions and lack of services.

   Motion made by Commissioner Kuehne, Seconded by Commissioner Fralish.
   Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

   Motion carries.

8. Discussion and possible action on AV-1343-A-1. Zoning change application continued from December meeting. Owner: TLW Investments, Travis & Libby Wells. Agent Alliance Consulting.

   Allen Angel reads staff report that is part of the agenda packet on page 64.

   Agent Robert Jensen makes comment for zoning focused on the land use code 10.10. Speaks about zone change being harmonious with general plan and meets minimum requirements. Conversation took place. Made comment about Preliminary plat addressing the subdivision 11.2.

Motion made to recommend denial to Town Council for larger lots, no access and inadequate services.

Motion made by Commissioner Kuehne, Seconded by Commissioner Burhorn-Politte.
Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Kuehne, Commissioner Burhorn-Politte
Voting Nay: Commissioner Fischer

Motion passes.

9. Discussion and possible action on AV-1329. Zoning Change application continued from December meeting. Owner: TLW Investments, Travis & Libby Wells, Agent Alliance Consulting.

   Allen Angel reads staff report that is part of the Agenda packet on page 80.

   Agent Robert Jensen makes comment about the ownership issue.

   Forrest Kuehne askes question about ownership and was clarified.

   Richard Fischer asks about if they are open to a different density possibly RE-2.5 and Jeri Burhorn-Politte makes comment about 5 acres being harmonious.

   Allen Angel comments about servicing this property with utilities and the fact that there are no roads to access.

   Motion to recommend denial to the Town Council for parcel history, ownership, larger lots, and infrastructure concerns.

   Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Kuehne.
   Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

   Motion carries.

10. Discussion and possible action on AV-1319-A. Preliminary Plat application continued from December meeting. Owner: Was 2000 Main LLC now its KDLR LLC & K&D Family LLC. Agent: Was Stout Holm, now the owner.

    Allen Angel reads staff report that is part of the agenda packet on page 89.

    Fees to apply to new application/owner if a new application for preliminary plat application is received with 6 months.

    Motion to recommend denial to the Town Council for ownership reasons; application fee waived to the new owners for 6 months.

    Motion made by Commissioner Kuehne, Seconded by Commissioner Fralish.
    Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

    Motion carries.

11. Discussion and possible action on AV-1325, AV-1326, AV-1327, AV-1345, AV-1346 & AV-1348-A. Preliminary Plat application continued from December meeting. Owner: Was 2000 Main LLC, now its KDLR LLC & K&D Family LLC. Agent was Travis Holm, now owner.

    Forrest makes correction to remove AV-1325 which was error, all the other parcel numbers are correct.

    Motion to recommend denial to the Town Council for ownership reasons; application fee waived to the new owners for 6 months.

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Motion made by Commissioner Kuehne, Seconded by Commissioner Fischer.
Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte.

Motion carries.

ADJOURNMENT

Motion made by Commissioner Fralish, Seconded by Chair Angel.
Voting Yea: Chair Angel, Commissioner Fralish, Commissioner Fischer, Commissioner Kuehne, Commissioner Burhorn-Politte

Date Approved: _____

_____
Chair | Allen Angell

Attest BY:_____

Jenna Vizcardo, Town Clerk

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