

Minutes of the regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 9th day of May, 2013 at 6:00 pm at the Smithsonian Fire Department Building, 1777 N. Meadowlark Drive, Apple Valley, Utah 84737.

1. The meeting was called to order at 6:02 pm.
2. The Pledge of Allegiance was led by Jack Davis.
3. Roll Call: Mike Maddocks, Zeniff Hathaway, Dennis Smith, Cynthia Browning, and Jack Davis were present. Roger Ashmore, representing the Town Council, was absent. Town Clerk, Nathan Bronemann, took minutes.

Hank Isakson representing Jepson Canyon and Bob Davis of Ensign Engineering were also present.

4. Declarations of conflict of interests
None stated.
5. Discussion and possible action on Jepson Canyon Resort-Phase One development agreement

Bob Davis explained the purpose of the proposed development agreement. He said the developer would like to take steps to move ahead with the building of a model home and up to another nine additional homes. He said the developer would be providing a main road, an easement for a water line, and water tank property.

Hank Isakson displayed a map of the Jepson Canyon Resort – Phase I. He said he was confident that they would be able to obtain financing for the project. He said he would be putting a website up that would allow individuals to reserve lot spaces in phase 1.

Jack Davis asked if the funding was currently available.

Hank Isakson said he was working with two groups and that he was pretty sure he would have no problems with funding. He mentioned that they had more details on the Native American Heritage Center. He said the Native Americans were very excited about it and it would be called the Village of Many Nations.

Jack Davis asked if they had a contractor lined up and if Johnny Miller was still on board to put in the 9-hole golf course.

Hank Isakson said they had several contractors lined up and that Johnny Miller was still on board.

Jack Davis asked for a refresher on phase 1.

Hank Isakson displayed the map of the entire proposed resort and gave further details about their plans. He said they would initially access phase 1 off of the existing Town road, but that when they needed to, they would put in the acceleration/deceleration lane on Highway 59 and the main road through the resort. He said that he was looking forward to the Town's ordinance changes to be implemented.

Jack Davis said they had accumulated four items that needed to be approved and that they had had primarily been waiting for the water issue to be resolved.

Mike Maddocks asked at what point they planned to record the plat.

Hank Isakson said he was waiting for the funding to be finalized, but he expected that to happen soon and he would then apply to rezone the property.

Motion made by Dennis Smith to forward this item to the Town Council for approval. Zeniff Hathaway seconded the motion. Vote: Mike Maddocks-yes, Zeniff Hathaway-yes, Dennis Smith-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

6. Consider approval of minutes:

a. April 11, 2013 Regular Meeting Minutes

Motion made by Mike Maddocks to approve the April 11, 2013 regular meeting minutes. Dennis Smith seconded the motion. Vote: Mike Maddocks-yes, Zeniff Hathaway-abstain, Dennis Smith-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0 with one abstention.

7. Adjournment

Motion made by Zeniff Hathaway to adjourn the meeting. Mike Maddocks seconded the motion. Vote: Mike Maddocks-yes, Zeniff Hathaway-yes, Dennis Smith-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

Meeting adjourned at 6:35 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Jack Davis
Planning Commission Chairman