

Minutes of the regular meeting and public hearing of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 14th day of November, 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 6:01 pm.
2. The Pledge of Allegiance was led by Jack Davis.
3. Roll Call: Mike Maddocks, Dennis Smith, Zeniff Hathaway, Cynthia Browning, and Jack Davis were present. Mayor Moser, representing the Town Council, was present. Town Clerk, Nathan Bronemann, took minutes.
4. Declarations of conflict of interests

None stated

5. Discussion and possible action on zone change application for AV-1334-S – Evan Brown

Evan Brown said he would like to rezone his lot from open space transitional to residential.

Motion made by Jack Davis to schedule a public hearing for December 12, 2013 at 6:00 pm for the zone change application for AV-1334-S. Dennis Smith seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-yes, Zeniff Hathaway-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

6. Discussion and possible action on final plat for Cedar Point phase 3.

Steve Woolsey from Pro Value Engineering was present representing Mike Cooke. Mr. Woolsey said this property had gone through the subdivision process back in 2007 and a preliminary approval was given. He said the final plat was never recorded. He said there was a road that had been put in and never dedicated to the Town.

Mayor Moser said that everything regarding this plat had been previously approved with the exception of the approval of the final plat.

Steve Woolsey explained that most of the area was zoned residential with the exception of two parcels that were rezoned commercial last year. He said he wants to rezone one parcel to commercial (C-3/AV-1366-A-8-F), to extend Mr. Cooke's present business, with two more parcels fronting US-59 as (C-2/Lot #12&13) commercial with Lot #17 as Open Space and to continue with the rest of the area as residential.

Mayor Moser said they could rezone the unrecorded parcels concurrently with the final plat approval.

Steve Woolsey added that the corner Canyon at Cactus Drive would need to be realigned to align with the road's current path.

Motion made by Dennis Smith to schedule a public hearing for December 12, 2013 at 6:00 pm for the final plat approval as well as the rezoning. Zeniff Hathaway seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-yes, Zeniff Hathaway-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

7. Discussion and possible action on the current zoning map

Mayor Moser explained that Ensign Engineering had created a zoning map that was based on the Town's land use plan. He said it needed to be updated to the current zoning of each parcel.

The board discussed the process of obtaining current zoning for all parcels in the Town in order to create a map of the current zoning.

8. Consider approval of minutes:

a. August 8, 2013 Regular Meeting Minutes

Motion made by Jack Davis to approve the August 8, 2013 regular meeting minutes.

Cynthia Browning seconded the motion. Vote: Mike Maddocks-yes, Dennis Smith-abstain, Zeniff Hathaway-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 4/0 with one abstention.

9. Adjournment

Motion made by Mayor Moser to adjourn the meeting. Cynthia Browning seconded the motion.

Vote: Mike Maddocks-yes, Dennis Smith-yes, Zeniff Hathaway-yes, Cynthia Browning-yes, Jack Davis-yes. Motion passed 5/0.

Meeting adjourned at 6:55 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Jack Davis