



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, April 09, 2025 at 6:00 PM

MINUTES

CALL TO ORDER - Chairman Farrar called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Garth Hood

Commissioner Stewart Riding

Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

At the start of the meeting, Chairman Farrar announced that agenda items 2, 3, 7, and 8 would be removed. The decision to remove these items was made at the mayor's request, citing the need for additional time to conduct a thorough review. Chairman Farrar informed attendees that a work meeting would be held on April 22 at 9:30 AM, which would be open to the public. The purpose of that session would be to further discuss the items before considering them again in a future meeting.

HEARING ON THE FOLLOWING

1. Amend Title 10.10.130 Institutional Zone, Ordinance O-2025-13.

Chairman Farrar opened the hearing.

No public comments.

Chairman Farrar closed the hearing.

2. Adopt Title 10.42 Beekeeping Regulations, Ordinance O-2025-16.

Removed from agenda.

3. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-17.

Removed from agenda.

4. Zone Change Application - Apple Valley Fire Station No. 2 - Existing Zone: Open Space Transition, Proposed Zone: Institutional, Parcel: AV-1366-A-8-C. Ordinance O-2025-14.

Chairman Farrar opened the hearing.

No public comments.

Chairman Farrar closed the hearing.

5. Zone Change Application - Jenkins B and B LLC - Existing Zone: Open Space Transition, Proposed Zone: Agricultural, Parcel: AV-1354-NP-8. Ordinance O-2025-18.

Chairman Farrar opened the hearing.

No public comments.

Chairman Farrar closed the hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Amend Title 10.10.130 Institutional Zone, Ordinance O-2025-13.

Chairman Farrar introduced item 6, which proposed an amendment to Title 10.10.130 regarding the Institutional Zone. The changes included adjusting the minimum lot size from one acre to a quarter acre and modifying setback requirements to accommodate the construction of a public safety building. The impetus for the change was the need to classify the lot for the proposed Apple Valley Fire Station as institutional. The current lot designated for the station measures a quarter acre, necessitating a reduction in the minimum lot size requirement.

Commissioner Riding raised a concern about the reduction in lot size, questioning whether a conditional exception might be more appropriate instead of amending the overall ordinance.

Chairman Farrar responded that the change was limited to institutional uses only and would not affect residential zoning, suggesting there was minimal risk in making the adjustment.

Mayor Farrar explained that the town owned a small lot in the Cedar Point area intended for the Apple Valley Fire Station Number Two. The current zoning requirements—particularly setbacks—prevented construction of the facility. The proposed amendment would allow for the necessary flexibility to accommodate the fire station, which would be a satellite facility for insurance purposes. The mayor emphasized that the Institutional Zone covered infrastructure such as fire stations, cell towers, water tanks, and wells, and would not be open to the public.

Further discussion clarified that the lot was indeed small, but the fire chief had reviewed it with engineers and confirmed that it could support a small, functional fire station. The facility would be fenced in and retrofitted as necessary to house emergency vehicles. Chairman Farrar concluded by noting that the fire chief had already purchased the building and had planned to begin development before realizing the lot was not zoned as institutional.

Chairman Farrar concluded the discussion by inviting a motion, stating that unless there were any objections, the commission could proceed.

MOTION: Commissioner Hood motioned that we recommend approval of O-2025-13 to Amend Title 10.10.130 Institutional Zone.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Hirschi - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

7. Adopt Title 10.42 Beekeeping Regulations, Ordinance O-2025-16.

Removed from agenda.

8. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-17.

Removed from agenda.

9. Zone Change Application - Apple Valley Fire Station No. 2 - Existing Zone: Open Space Transition, Proposed Zone: Institutional, Parcel: AV-1366-A-8-C. Ordinance O-2025-14.

Chairman Farrar introduced item 9, which concerned a proposed zone change for parcel AV-1366-8-C, located in the Cedar Point area. The application requested a change from the existing OST (Open Space Transition) zoning to Institutional. The parcel, approximately a quarter acre in size, is intended to house the new Apple Valley Fire Station.

Commissioner Hood asked whether the change would affect fire-related zoning requirements in Cedar Point, particularly with respect to life and property insurance. Chairman Farrar and Mayor Farrar confirmed that the zoning change was crucial for improving fire coverage for the Cedar Point and Bubbling Wells areas. Mayor Farrar added that a well already existed on the site and that the parcel should have been zoned as Institutional from the outset.

Chairman Farrar noted that the change would benefit insurance coverage, as fire stations are typically required to be within five miles of insured properties. Mayor Farrar clarified that while the town currently satisfies that requirement by leasing a private barn for fire vehicle storage, the goal is to establish a permanent satellite fire station on town-owned land. This would allow the town to stop relying on private property and formalize its emergency services presence in the area. With no further questions or concerns raised, the floor was opened for a motion.

MOTION: Commissioner Riding moved that we do a Zone Change Application approve the Zone Change Application Apple Valley Fire Station No. 2 - Existing Zone: Open Space Transition, Proposed Zone: Institutional, Parcel: AV-1366-A-8-C. Ordinance O-2025-14.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Hirschi - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

10. Zone Change Application - Jenkins B and B LLC - Existing Zone: Open Space Transition, Proposed Zone: Agricultural, Parcel: AV-1354-NP-8. Ordinance O-2025-18.

Chairman Farrar introduced item 10, a zone change request from Jenkins B and B LLC for parcel AV-1354-N-PA. The application proposed a change from Open Space Transition (OST) to Agricultural (AG-10) under Ordinance O-2025-18. The parcel is 10 acres in size.

The applicant requested the change to build an accessory building on the property. When they came in for a permit, it was discovered the zoning was OST, which did not permit the proposed use. The change to AG was necessary to issue the permit and bring the property into compliance.

Mayor Farrar noted that there is an existing house on the parcel and everything is otherwise in order. The owners initially believed a permit was not required for the accessory building but were cooperative once the permitting requirements were explained.

Chairman Farrar concluded by asking if there were any questions or comments. None were raised.

MOTION: Commissioner Hood motioned that we recommend approval for Zone Change Application for Jenkins B and B LLC - Existing Zone: Open Space Transition, Proposed Zone: Agricultural, on Parcel: AV-1354-NP-8. Ordinance O-2025-18.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

11. Minutes: March 12, 2025.

MOTION: Chairman Farrar motioned that we approve the minutes of March 12, 2025.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned we adjourn.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Hirschi - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:11 p.m.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo