



# PLANNING COMMISSION MEETING AND HEARING (RESCHEDULED FROM APRIL 3, 2024)

1777 N Meadowlark Dr, Apple Valley  
Wednesday, April 10, 2024 at 6:00 PM

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## MINUTES

**Chairman** | Bradley Farrar

**Commissioners** | Lee Fralish | Richard Palmer | Garth Hood | Becky Wood

**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 Richard Palmer

**ABSENT**

Commissioner Garth Hood

Commissioner Becky Wood

**CONFLICT OF INTEREST DISCLOSURES**

None declared.

**HEARING ON THE FOLLOWING**

1. Recommendation of Approval to Amend Title 10.10.020 A Agricultural Zone, Ordinance-O-2024-14.  
Chairman Farrar opened the public hearing.  
No public comments.  
Chairman Farrar closed the public hearing.
2. Recommendation of Approval to Adopt Title 10.10.05 Temporary Ordinance For Zone Change to A-X Agricultural Zone, Ordinance-O-2024-15.  
Chairman Farrar opened the public hearing.  
No public comments.  
Chairman Farrar closed the public hearing.
3. Recommendation of Approval to Amend Title 10.10.121 Purpose and Objectives of the Planned Development Overlay Zone, Ordinance-O-2024-16.  
Chairman Farrar opened the public hearing.  
No public comments.



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Chairman Farrar closed the public hearing.

#### DISCUSSION AND POSSIBLE ACTION ITEMS

4. Recommendation of Approval to Amend Title 10.10.020 A Agricultural Zone, Ordinance-O-2024-14.

Chairman Farrar reviewed the ordinance amendment in the agenda packet. This amendment waives the fee to apply for agricultural zoning if you have a parcel with 5 or more acres. This zoning allows for many more uses than being zoned Open Space Transitional or Residential. With agricultural zoning, you have more freedom with livestock, you are able to build a house on it, you can put a barn on it, it helps with taxes, and most importantly, it helps preserve the agricultural lifestyle here in Apple Valley.

Commissioner Palmer raised the issue of item G regarding the mud pit, questioning what a mud bog is. There was also a discussion about using troughs for cooling pigs. Palmer mentioned misconceptions about pig farms, noting that pigs don't stink and explaining how one farmer used a shallow pool of water to help pigs cool off. The discussion concluded with the decision to potentially amend the verbiage in the future to address these concerns.

There were no further questions or comments from the other commissioners on this matter.

**MOTION:** Commissioner Fralish motioned we recommend approval to amend Title 10.10.020 A Agricultural Zone, Ordinance-O-2024-14.

**SECOND:** The motion was seconded by Commissioner Plamer.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

5. Recommendation of Approval to Adopt Title 10.10.05 Temporary Ordinance For Zone Change to A-X Agricultural Zone, Ordinance-O-2024-15.

Chairman Farrar discussed the ordinance amendment in the agenda packet. This topic had also been discussed in the previous day's work meeting. The temporary ordinance would involve a temporary fee schedule change for anyone changing to an agricultural zone, open for four months for 5 acres or more. It was emphasized that this change was not guaranteed, as the process of zone changes still needed to be followed. The purpose of this temporary waiver was to promote rural growth. Chairman



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Farrar explained that the mayor's suggestion was to leave the temporary waiver at four months for now and revisit the decision, if necessary, in the future.

**MOTION:** Commissioner Fralish motioned we Adopt Title 10.10.05 Temporary Ordinance For Zone Change to A-X Agricultural Zone, Ordinance-O-2024-15.

**SECOND:** The motion was seconded by Commissioner Palmer.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

6. Recommendation of Approval to Amend Title 10.10.121 Purpose and Objectives of the Planned Development Overlay Zone, Ordinance-O-2024-16.

Chairman Farrar discussed the ordinance amendment in the agenda packet. This amendment was described as a housekeeping item to better protect the town. It stated that the plan development overlay zone would not be considered complete until a final development agreement was signed and executed between the town and the developer.

Mayor Farrar expressed concern about remembering to include this requirement in the motion and decided to include it in the ordinance for safety.

**MOTION:** Commissioner Palmer motioned to recommend approval to amend Title 10.10.121 Purpose and Objectives of the Planned Development Overlay Zone, Ordinance-O-2024-16.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.



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### APPROVAL OF MINUTES

7. Minutes: March 6, 2024.

**MOTION:** Commissioner Fralish motioned we approve the draft minutes of the Planning Commission Meeting and Hearing 3/6/24.

**SECOND:** The motion was seconded by Chairman Farrar.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

### ADJOURNMENT

**MOTION:** Commissioner Fralish motioned to adjourn.

**SECOND:** The motion was seconded by Commissioner Palmer.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:10 p.m.

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_

Chairman | Bradley Farrar

Attest BY: \_\_\_\_\_

Town Clerk/Recorder | Jenna Vizcardo