



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 03, 2024 at 6:00 PM

MINUTES

Chair | Bradley Farrar |

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Annie Spendlove

CALL TO ORDER- Commissioner Farrar called the meeting to order at 5:59 p.m.

NOMINATE AND APPOINT CHAIR

MOTION: Commissioner Fralish nominated Brad Farrar.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye

Commissioner Hood - Aye

Commissioner Palmer - Aye

Commissioner Fralish - Aye

Chairman Farrar - Aye

The vote was unanimous and the motion carried.

NOMINATE AND APPOINT VICE-CHAIR

MOTION: Chair Farrar motioned to nominate Lee as Vice Chair.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye

Commissioner Hood - Aye

Commissioner Palmer - Aye

Commissioner Fralish - Aye

Chairman Farrar - Aye

The vote was unanimous and the motion carried.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chair Bradley Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer



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Commissioner Garth Hood
Commissioner Annie Spendlove

CONFLICT OF INTEREST DISCLOSURES

None declared.

APPROVAL OF MINUTES

1. Minutes: December 6, 2023.

MOTION: Commissioner Fralish motioned we approve the minutes of 12.6.23.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

HEARING ON THE FOLLOWING

2. Consider Recommendation of Approval to Amend Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2024-02.

Chair Farrar opened the public hearing.

No public comments.

Chair Farrar closed the public hearing.

3. Consider Recommendation of Approval to Amend Title 10.10.110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03.

Chair Farrar opened the public hearing.

Janet Prentice, resident of AV. She commented, she agrees with what you are doing exactly on that, I'd like to see you go a little further.



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Would like the Planning Commission to revisit this Amendment 10.10.110 Cabins or Tiny Home Parks Zone of Apple Valley Land Use. To increase the minimum zone size to ten (10) acres with no frontage to any residential area.

Gooseberry Lodges AV-1337 is only 4.97 Acres, is close to residential area. Residents in Phase I of Apple Valley Ranches have complained about renters at the lodges walking their streets and trespassing to hike up to Little Creek Mesa.

Across Plains Dr. is property AV-1335 5.03 acres zoned C-3. At this time for sale. This should not be considered for cabins or R.V. park.

(The owner of this land appeared before the PC in 2021 to use this land for an RV park).

AV-1311-A-7-A, GOOSEBERRY PRESERVE LLC is 69.85 acres. This property has transferable developer's agreements.

Such as, adding a 1/2 million gallon storage tank to replace the one located on Rome Way, or (originally the tank maintenance road), that is leaking.

They are to have a split log fence 75 feet from the rim facing Gooseberry Estates. They have already constructed an observation deck taller than 15', which would allow them to grandfather this into their project.

Amenities are needed to make tiny cabin projects profitable.

Mayor Mike Farrar mentioned coffee with the mayor on Thursday, January 11th at 9:30 a.m. to discuss Gooseberry Preserve, she is welcome to attend.

Chair Farrar closed the public hearing.

4. Consider Recommendation of Approval to Amend Title 10.10.030 C Commercial Zones, Ordinance-O-2024-04.

Chair Farrar opened the public hearing.

No public comments.

Chair Farrar closed the public hearing.

5. Consider Recommendation of Approval to Amend Title 11.08.040 Street Improvements, Ordinance-O-2024-05.

Chair Farrar opened the public hearing.

No public comments.

Chair Farrar closed the public hearing.



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DISCUSSION AND POSSIBLE ACTION ITEMS

6. Consider Recommendation of Approval to Amend Title 10.10.090 MH Manufactured Housing Park Zone, Ordinance-O-2024-02.

Chair Farrar reviewed the ordinance amendment in the agenda packet.

MOTION: Commissioner Spendlove motioned that we approve item number six, Title 10.10.090 Manufactured Housing Park Zone, Ordinance-O-2024-02.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

7. Consider Recommendation of Approval to Amend Title 10.10.110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03.

Chair Farrar reviewed the ordinance amendment in the agenda packet.

MOTION: Commissioner Fralish motioned we recommended approval of the amendment on Title 10.10.110 110 Cabins Or Tiny Home Parks Zone, Ordinance-O-2024-03, pass it on to the Town Council for consideration.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.



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8. Consider Recommendation of Approval to Amend Title 10.10.030 C Commercial Zones, Ordinance-O-2024-04.

Chair Farrar reviewed the ordinance amendment in the agenda packet.

MOTION: Commissioner Hood motioned that we recommend approval to amend Title 10.10.030 C Commercial Zones, Ordinance-O-2024-04.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

9. Consider Recommendation of Approval to Amend Title 11.08.040 Street Improvements, Ordinance-O-2024-05.

Chair Farrar reviewed the ordinance amendment in the agenda packet. All commissioners agreed on this amendment and discussed the benefits for the community.

MOTION: Commissioner Palmer motioned that we recommend approval to amend Title 11.08.040 Street Improvements, Ordinance-O-2024-05.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.



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10. Approval of 2024 Annual Meeting Schedule.

MOTION: Commissioner Fralish motioned that we approve the Planning Commission 2024 Annual Meeting Schedule.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn the meeting.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Spendlove - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:14 p.m.



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Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo

DRAFT