



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, November 06, 2024 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 Richard Palmer
Commissioner Garth Hood
Commissioner (alternate) Stewart Riding

Chairman Farrar announced that Commissioner Becky Wood had resigned, and the alternate commissioner, Stewart Riding, was filling in for the meeting.

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Amend Title 11.02 Subdivisions, Ordinance O-2024-84.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

2. Amend Title 10.10.020 A Agricultural Zone, Ordinance-O-2024-85.

Chairman Farrar opened the public hearing.

Chairman Farrar asked Colton Winder, a resident, if he would like to make any comments regarding the pig ordinance. Colton confirmed the topic and expressed support for keeping pigs as a beneficial use of agricultural space, emphasizing their role in a stable local food supply. He argued that the current restriction limiting pig ownership to October through April was unsustainable for raising pigs. He noted that, although it was unlikely for a full-scale pig farm to be established in Apple Valley, there could be measures to control odor. Colton concluded by advocating for allowing pig ownership on agricultural property, similar to other types of livestock.

There were no additional public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

3. Amend Title 11.02 Subdivisions, Ordinance O-2024-84.

Chairman Farrar introduced item number three for discussion and possible action: amending Title 11.02, Subdivisions, through Ordinance O-2024-84. He explained that the amendment aligned with state law, transferring administrative land use responsibilities to the Planning Commission. Most changes were state-mandated and prepared by Ryker from Sunrise Engineering, the Town Engineering firm, who was available for questions. Mayor Farrar noted that the Planning Commission was chosen to handle these duties, as required to be separate from the Town Council. With no questions or significant discretionary changes, Chairman Farrar invited a motion.

MOTION: Commissioner Hood motioned that we recommend approval to Amend Title 11.02 Subdivisions, Ordinance O-2024-84.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Palmer - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

4. Amend Title 10.10.020 A Agricultural Zone, Ordinance-O-2024-85.

Chairman Farrar introduced item number four for discussion: amending Title 10.10.0208, Agriculture Zone, through Ordinance O-2024-85, which proposed treating pigs like other livestock by removing specific regulations. Commissioner Riding shared concerns based on personal experiences with pig farms, highlighting issues with odor, parasites, and potential overpopulation. He suggested conditional use permits with regulations on pen size, animal numbers, and proximity to residences. Commissioner Hood agreed, emphasizing the need for limits to prevent nuisance problems. The discussion covered the importance of adequate space and fencing to manage odor and the potential impact on groundwater.

Mayor Farrar mentioned that while the ordinance aimed to avoid large-scale pig farming, it should still accommodate homesteads. The group agreed on the necessity of balanced regulations that prevent significant issues while still supporting agricultural use. Council Member Spendlove noted that the conditions in Apple Valley were unlikely to support feral pig populations, minimizing that concern.

Ultimately, Chairman Farrar suggested tabling the discussion to allow for revisions and more moderate requirements, including conditional use provisions. The commissioners agreed to revisit the ordinance with these considerations in mind.

MOTION: Commissioner Fralish motioned we table the amendments to Title 10.10.020 A Agricultural Zone, Ordinance-O-2024-85, until we have additional language.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Palmer - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

5. Minutes: October 2, 2024.

6. Minutes: October 16, 2024.

MOTION: Commissioner Hood motioned that we approve the minutes of October 2, 2024, as well as the minutes October 16, 2024.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Palmer - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Abstain

The vote was four aye and one abstain and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned we adjourn.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Palmer - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:22 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo