



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, May 14, 2025 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

Chairman Bradley Farrar called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited.

ROLL CALL

PRESENT

Chairman Bradley Farrar
Commissioner Lee Fralish
Commissioner Stewart Riding
Commissioner Kael Hirschi

ABSENT

Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

No conflicts of interest were disclosed by the attending members.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-17: Approval of Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182.

Chairman Farrar opened the hearing.

This zone change, concerning parcels AV-2165, AV-2184, and AV-2182, had already been approved as part of a development agreement involving developer Travis Holmes. Mayor Farrar explained that although the change was finalized previously, it was reintroduced on the agenda for official documentation and to associate it with a \$43,000 payment received by the town. This action served to create a paper trail linking the transaction with the zoning update.

No public comments.

Chairman Farrar closed the hearing.

2. Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations.

Chairman Farrar opened the hearing.

No public comments.

Chairman closed the public hearing.

3. Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.

Chairman Farrar opened the hearing.

No public comments.

Chairman closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance O-2025-17: Approval of Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182.

Chairman Farrar introduced the ordinance to formalize a zone change from OST to RE-1.0 for parcels AV-2165, AV-2184, and AV-2182. He noted the change was already in effect and this action served to update town records. With no further comments, the item was opened for a motion.

MOTION: Commissioner Riding moved that we approve O-2025-17 Zone Change from Open Space Transition to Rural Estates 1 Acre Zone (RE-1.0) for parcels AV-2165, AV-2184, and AV-2182.

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 Riding - Aye
Commissioner Hood - Absent

The vote was unanimous and the motion carried.

5. Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations.

Mayor Farrar explained the ordinance followed state guidelines, with one addition requiring a water source near beehives to help keep bees on-site and reduce conflicts with nearby properties. He noted permits are handled by the state and must be posted at the hive location.

Commissioner Riding asked about permitting, and Mayor Farrar clarified that the town does not issue permits. If issues arise, the state inspector handles enforcement.

Chairman Farrar confirmed the ordinance aligned with state law and opened the item for a motion.

MOTION: Commissioner Fralish motioned we Adopt Ordinance O-2025-18: Beekeeping Regulations Title 10.42.

SECOND: The motion was seconded by Chairman Farrar.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

6. Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.

Chairman Farrar introduced the ordinance to amend the Town’s General Plan Map. He stated that he and the mayor had worked with the GIS manager at Sunrise Engineering to ensure updates were accurate. The changes included corrections for zoning, recent MDA updates, and two parcels that were incorrectly listed as BLM land despite being privately owned.

The most significant updates reflected changes from the AG-X program, which affected approximately 4,000 acres. Once approved, the updated map would be published on the town website and GIS system.

Commissioner Fralish expressed appreciation for the improved accessibility of the updated map. Chairman Farrar confirmed it would be posted online and displayed at Town Hall. He then opened the item for questions or a motion.

MOTION: Commissioner Riding moved that we approve Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.

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 Riding - Aye
- Commissioner Hood - Absent

The vote was unanimous and the motion carried.

7. Preliminary Site Plan Review for parcel: AV-1376-B-3 for Nuance Management LLC (Freedom Freeze Dry).

Chairman Farrar introduced the site plan review and invited the applicant to address questions. He asked whether the facility would serve customers directly or operate as a warehouse. The applicant indicated limited truck activity and no customer storefront.

Chairman Farrar noted the drawings referenced a septic system and advised checking with Ash Creek, which may require a level three system for lots under seven acres. The applicant confirmed approval from the health department. Chairman Farrar also reminded the applicant to comply with all Apple Valley and Big Plains standards for water and road materials.

Water access was discussed, with the applicant planning to connect to an existing 10-inch line per guidance from the water department. Road access concerns were raised, including a discussion about ownership of 2000 South Road and possible culvert installation for drainage. The applicant confirmed intent to meet town standards.

Commissioner Riding asked about traffic impact and access via Highway 59. The applicant responded that traffic would be minimal—approximately one truck every few days—and the business would employ about five people.

Chairman Farrar concluded the discussion and moved to make a motion.

MOTION: Chairman Farrar motioned we approve the Preliminary Plan for parcel: AV-1376-B-3 given the applicant follows all of Apple Valley Design Standards and Specifications as well as Big Plains Special Service District Design Standards and all access to the development meet Fire Code.

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 Riding - Aye
Commissioner Hood - Absent

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

8. Minutes: April 9, 2025.

Chairman Farrar stated the April 9 minutes appeared accurate. No corrections were noted.

MOTION: Chairman Farrar motioned we approve the minutes of April 9, 2025.

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 Riding - Aye
Commissioner Hood - Absent

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to 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 Riding - Aye
Commissioner Hood - Absent

The vote was unanimous and the motion carried.

The meeting adjourned at 6:13 PM.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Recorder | Jenna Vizcardo

DRAFT