



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, September 09, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Planning Commission meeting was called to order at 6:00 PM by Chairman Farrar, followed by the Pledge of Allegiance.

PRESENT

Chairman Bradley Farrar
Commissioner Stewart Riding
Commissioner Dan Harsh
Commissioner Garth Hood arrived at 6:02 PM and disclosed no conflicts of interest.

CONFLICT OF INTEREST DISCLOSURES

No conflicts of interest were disclosed.

HEARING ON THE FOLLOWING

1. Ordinance O-2026-19, Zone Change for parcel AV-1354-D-1 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

2. Ordinance O-2026-20, Zone Change for parcel AV-1354-D-2 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

3. Ordinance O-2026-21, Amend Title 10.18.020 Residential Lots; Access.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance O-2026-19, Zone Change for parcel AV-1354-D-1 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

The Commission reviewed the proposed zone change from OST to AG-5. Chairman Farrar explained that the approximately five-acre parcel met the applicable requirements and was consistent with the General Plan. The applicant was available remotely for questions. No concerns were raised by the Commission.

MOTION: Commissioner Riding motioned we approve O-2026-19, zone change from Open Space Transition Zone, OST, to Agricultural Five Acres Zone, AG-5, for parcel AV-1354-D-1.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:
Commissioner Harsh - Aye
Chairman Farrar - Aye

Commissioner Hood - Aye
Commissioner Riding - Aye

Motion carried.

5. Ordinance O-2026-20, Zone Change for parcel AV-1354-D-2 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

The Commission reviewed the proposed zone change for the neighboring parcel, which was under the same ownership as the parcel considered under the previous item. Chairman Farrar stated that the request met the General Plan and applicable lot size requirements. No concerns were raised by the Commission.

MOTION: Commissioner Hood motioned that we approve Ordinance O-2026-20, zone change for parcel AV-1354-D-2 from Open Space Transition Zone to Agricultural Five-Acre Zone.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

Motion carried.

6. Ordinance O-2026-21, Amend Title 10.18.020 Residential Lots; Access.

Chairman Farrar explained that Ordinance O-2026-21 was a housekeeping amendment intended to update another section of Town Code to reflect a requirement that was already in place. No additional concerns were raised by the Commission.

MOTION: Commissioner Riding moved we approve O-2026-21, amend Title 10.18.020, Residential Lots.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

Motion carried.

APPROVAL OF MINUTES

7. Minutes: July 8, 2026 - Planning Commission Hearing and Meeting.

The Commission reviewed the minutes of the July 8, 2026, Planning Commission Hearing and Meeting. No corrections or revisions were proposed.

MOTION: Commissioner Hood motioned that we approve the minutes of July 8, 2026, for the Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye

Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

Motion carried.

ADJOURNMENT

MOTION: Commissioner Riding motioned to adjourn.

SECOND: The motion was seconded by Chairman Farrar.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

Motion carried.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo