



**APPLE VALLEY PLANNING COMMISSION PUBLIC
HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, August 30, 2023 at 6:00 PM

MINUTES

Chairman | Michael Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Bradley Farrar

CALL TO ORDER- Chairman Farrar called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE-

ROLL CALL

PRESENT

Chairman Michael Farrar

Commissioner Lee Fralish

Commissioner Richard Palmer

Commissioner Bradley Farrar

ABSENT

Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

Chairman Farrar commented two items removed from this agenda were the subdivision preliminary plats. He continued, there were missing well locations on the Crimson Peaks preliminary plat application and West Temple is missing items on ordinance 11.02.070 preliminary plat requirements.

1. Consider Recommendation of Approval to Amend Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.

Chairman Farrar opened the public hearing.

Rich Ososki, 1024 W Little Pinion Way. This is hot issue. A referendum was done for this before and there are 150 names that are not in favor of this. The county asked him to do a grama request for the names of these registered voters. Nothing has changed and can pretty much do whatever you want. State code mentioned about square foot of house. Referendum was going to back to the original code.

Chairman Farrar commented there is a maximum square footage and maximum on lot size.

Margaret Ososki, 1024 W Little Pinion Way. You still have 50% of lot coverage. When people bought out here, they come out here for open space and not for a bunch of buildings. The numbers are just switched around.

Stewart Riding, 1456 N Mt Zion Dr. I think the referendum was a vote in itself and the referendum says the majority of Apple Valley doesn't want to change the ordinance that was voted in by the Town Council. They've decided on that and for you to go back in and even change what they've got you're



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undermining your own Town Council. I think this is a rural area, a lot of people don't know what rural means to me, around here some people don't. I've lived in a rural area for 27 years that didn't have any ordinance that controlled any of this at all and there was never a problem. And, another aspect of this is trust. If you don't trust your neighbors then why are you living in Apple Valley.

Jenna Vizcardo, 1524 N Rome Way. She commented that she agreed with the previous comment from Stewart Riding.

Travis and Libby Wells, 1363 N Rome Way. I just have a question, so the maximum square foot on a building is 4,500 but you can build 3 of them. If you want to build 6,000 sq feet, you should be able to do it. I don't understand why you are putting a maximum.

Chairman Farrar commented this was a compromise for complaints on massive warehouses.

Chairman Farrar closed the public hearing.

2. Consider Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

3. Consider Recommendation of Approval to Amend Title 10.02.110 Enforcement, Ordinance-O-2023-33.

Chairman opened the public hearing.

No public comments

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Consider Approval of Sign Permit Application for Land Development Solutions, LLC.

Bob Nicholson with Shums Coda reviewed the staff report in the agenda packet.

MOTION: Commissioner Farrar motioned that we approve the Sign Permit Application for Land Development Solutions, LLC.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:



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

The vote was unanimous and the motion carried.

5. Consider Recommendation of Approval to Amend Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.

Chairman Farrar discussed the proposal in the agenda packet. He continued; 170 residents want more restrictions and what has him worried is the way it is now someone can build a big accessory building. This was created to compromise and feels this is a fair compromise. We can send to Town Council and they can say no and that is ok. Commissioner Palmer agreed with what Chairman Farrar is saying.

MOTION: Commissioner Farrar motioned that we recommend to the Town Council approval to amend title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

6. Consider Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.

MOTION: Commissioner Farrar motioned that we recommend approval to the Town Council to amend title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:



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Commissioner Farrar - 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 10.02.110 Enforcement, Ordinance-O-2023-33.

MOTION: Commissioner Fralish motioned that we approve the amendment to title 10.02.110 Enforcement, Ordinance-O-2023-33.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

8. Minutes: August 2, 2023.

MOTION: Commissioner Farrar motioned that we approve the minutes from August 2, 2023.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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



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The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn the meeting.

SECOND: The motion was seconded by Commissioner Farrar.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:27 p.m.

Date Approved: _____

Approved BY: _____

Chairman | Michael Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo