



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 14, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

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

ROLL CALL, PRESENT

Chairman Bradley Farrar
Commissioner Garth Hood
Commissioner Stewart Riding
Commissioner Dan Harsh
Commissioner Brooke Paxton

CONFLICT OF INTEREST DISCLOSURES

Chairman Farrar disclosed that agenda items 7 and 8 involved property owned by the Chair's parents. No other conflicts of interest were disclosed.

HEARING ON THE FOLLOWING

1. Proposed Vacation of Portions of Wildcat Road Public Right-of-Way.

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

2. Proposed Wildcat Road Dedication.

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

3. Proposed Coyote Crossing Road Dedication, Parcel AV-1-3-5-211.

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

4. Zone Change for parcel AV-1365-I from Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10) for applicant Alex Fledderjohn, Ordinance O-2026-23.

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

5. Simple Lot Subdivision Application for AV-1365-I.

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

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Election of Vice-Chair.

Chairman Farrar recommended Commissioner Dan Harsh for Vice-Chair based on the Commissioner's involvement and participation in Town meetings. No objections were raised.

MOTION: Chairman Farrar motioned to appoint Dan Harsh as Vice-Chair.

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
Commissioner Paxton - Aye

Motion carried.

7. Proposed Vacation of Portions of Wildcat Road Public Right-of-Way.

The Mayor described efforts to improve highway safety by reducing direct highway access points and directing traffic toward intersections with turn lanes. The proposed Wildcat Road vacation and dedication were discussed as part of the Town's broader road planning efforts. The Mayor explained that the existing access had not been approved by UDOT and that the proposed alignment would provide alternative access. The Mayor also discussed property dedications and stated that approximately two acres of private property would be contributed to the roadway changes. The Commission asked about maintaining access to affected properties, and the Mayor described planned alternative connections.

MOTION: Commissioner Riding motioned, "I move to recommend approval of the proposed vacation of portions of the existing Wildcat Road public right-of-way as shown on the Wildcat Road vacation plat to the Town Council."

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
Commissioner Paxton - Aye

Motion carried.

8. Proposed Wildcat Road Dedication.

The Commission reviewed the proposed roadway dedication and discussed construction responsibilities. The Mayor stated that the Town would construct the road to Town standards and described anticipated roadwork, possible contributions toward costs, and relocation of fencing on the affected property.

MOTION: Commissioner Hood motioned, "I move to recommend approval of the proposed Wildcat Road dedication as shown on the Wildcat Road dedication plat to the Town Council."

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
Commissioner Paxton - Aye

Motion carried.

9. Proposed Coyote Crossing Road Dedication, Parcel AV-1-3-5-211.

Chairman Farrar explained that the dedication would establish a public right-of-way between Main Street and Coyote Crossing Road. The existing roadway had road base, and the Town would assume maintenance responsibility. The Mayor stated that the easement would be donated without compensation and that minor work might include adjusting narrow gates, fencing, and cattle guards.

MOTION: Commissioner Hood motioned, "I'll make a motion to approve and accept the Coyote Crossing Road dedication on Parcel AV-1-3-5-211, as shown on the dedication plat, subject to completion and recording of the final documents."

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
Commissioner Paxton - Aye

Motion carried.

10. Zone Change for Parcel AV-1365-I from OST to AG-10, Ordinance O-2026-23.

Chairman Farrar explained that the proposed simple lot subdivision required a zone change from Open Space Transition (OST) to Agricultural 10 Acres (AG-10). The applicant's representative explained that the approximately 20-acre property would be divided into two 10-acre parcels. The northern parcel would remain in its current condition, and the southern parcel contained an existing residence and utilities. No further subdivision was proposed. The Commission discussed the parcel sizes and the relationship between the zone change and lot split.

MOTION: Chairman Farrar motioned, "We recommend approval on the zone change to parcel AV-1365-I from Open Space Transition to AG-10 for applicant Alex Fledderjohn, Ordinance O-2026-23."

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
Commissioner Paxton - Aye
Motion carried.

11. Simple Lot Subdivision Application for AV-1365-I.

The Commission considered the division of the 20-acre parcel into two 10-acre parcels. Chairman Farrar clarified that subdivision approval would be contingent upon Town Council approval of the proposed zone change. The Mayor explained that the Planning Commission would approve the lot split, while the Town Council would consider the zone change. No further questions were raised.

MOTION: Chairman Farrar motioned, "We approve the simple lot subdivision application for AV-1365-I, pending the Town Council approves the zone change for the parcel from OST to AG-10."

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
Commissioner Paxton - Aye
Motion carried.

APPROVAL OF MINUTES

12. Minutes: September 9, 2026 - Planning Commission Hearing and Meeting.

The Commission reviewed the September 9, 2026, meeting minutes. No corrections or revisions were proposed.

MOTION: Commissioner Hood motioned to approve the minutes of the September 9, 2026, 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
Commissioner Paxton - Aye
Motion carried.

ADJOURNMENT

MOTION: Commissioner Harsh 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
Commissioner Paxton - Aye

Motion carried.

The meeting adjourned at 6:19 PM.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo